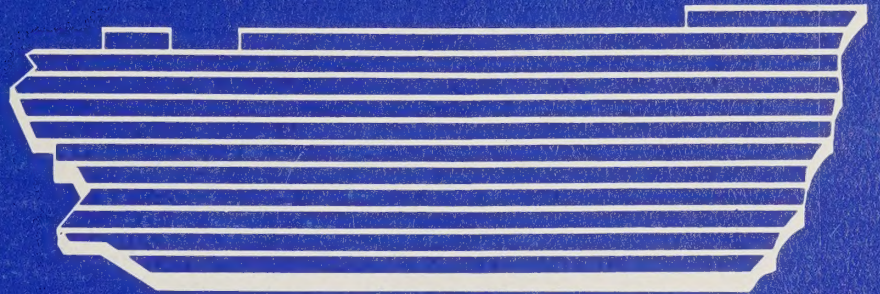


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# County of Riverside

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# Housing Element

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# Comprehensive General Plan





RIVERSIDE COUNTY  
COMPREHENSIVE GENERAL PLAN

HOUSING ELEMENT

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1985 HOUSING ELEMENT

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# I. Introduction



## I. INTRODUCTION

### Legal Requirements

Federal housing goals are contained predominantly in two pieces of legislation — the 1949 and 1968 Housing Acts. The 1968 Housing and Urban Development Act reaffirmed the objectives of the 1949 Act which established a national housing goal of "a decent home and a suitable living environment for every American family."

California's concern over its own housing situation was manifested in 1967 when the State adopted Section 65302(c) of the California Government Code which stipulated that all counties and cities which have a General Plan or are in the process of preparing one shall include a housing element as an integral part of the plan. The housing element will:

- ° consist of "standards and plans for the improvement of housing and for the provision of adequate sites for housing," and
- ° make "adequate provision for the housing needs of all economic segments of the community."

The requirement for the housing element became effective on July 1, 1969.

In enacting the Housing and Home Finance Act of 1975, the California Legislature found that "the subject of housing is of vital statewide importance to the health, safety, and welfare of the residents of this state." The Act also declared that the early attainment of the national housing goal to be a state priority "of the highest order." The Act called attention to the "serious shortage of decent, safe, and sanitary housing which persons and families of low or moderate income . . . can afford" and described this shortage to be "inimical to the safety, health, and welfare of the residents of the state and the sound growth of the state's communities."

Under the authority granted by Health and Safety Code Section 50459 and Government Code Section 65302(c), the California Department of Housing and Community Development adopted the revised Housing Element Guidelines in 1977. These guidelines establish three objectives for the housing element:

- ° The provision of decent housing in a satisfying environment for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors;
- ° The provision of adequate housing selection by location, type, price and tenure;
- ° The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.



In 1982 the State made further revisions to those sections of State Law governing the contents of housing elements, (Article 10.6 Section 65580 et.seq.). Expanded requirements include:

- the locality's share of the regional housing needs for all income levels
- analysis of level of payment compared to ability to pay
- analysis of housing stock condition
- inventory of land suitable for residential development
- analysis of governmental and non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels
- analysis of housing needs of special groups
- programs that set forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

### History of the Housing Element

To comply with the spirit and intent of these regulations, and respond to housing problems, the County of Riverside developed a first phase Housing Amendment to the County General plan in August of 1969. This first phase project established the significance of housing problems in the County and outlined the information needed for the development of a countywide housing program.

The second phase Housing Element, which was adopted by Riverside County on December 16, 1975, outlined data and examined the current and future housing needs of Riverside County. The second phase document used the 1970 Federal Census as its data source and was able to thoroughly examine the housing needs of the County's residents. After the examination of the housing needs, findings and conclusions were made. From these, the document suggested an interim goals and policies statement accompanied by a "short term" and a "long term" implementation program.

The 1980 Housing Element conformed with the 1977 revised Housing Element Guidelines, and greatly expanded the County's housing program by analyzing housing problems in greater depth and establishing programs to help meet targeted needs.

The 1985 Housing Element has expanded the scope of the 1980 Element to meet new requirements of the State, including a housing lands inventory, 5-year program objectives, and updating of the data base. Public input from concerned groups and individuals, the building industry, public agencies and County departments helped to unify the goals, programs and policies that evolved during the Housing Element update.

## Format and Content of the 1985 Housing Element

The 1985 Housing Element is divided into six chapters:

### Chapter I - Introduction

Sets the stage for the main body of the Element by providing an overview of the legal requirements; the history of the Housing Element in Riverside County; the format and content of the Element; and the Element's integration with the Comprehensive General Plan.

### Chapter II - Executive Summary

Provides a summary of population and housing characteristics in the County and includes summary statements of Housing Element goals, policies and programs.

### Chapter III - Housing Goals, Policies and Programs

This chapter describes and directs the activities of County departments, advisory commissions, and public hearing bodies involved in housing related matters. Five major housing need subject areas are identified: Conservation of Housing and Communities, Affordable Housing, Housing Opportunity, Provision of Housing Sites, and Housing Supply. Issue statements, goals, policies and action programs have been developed to address the five identified housing needs. The program descriptions identify responsible implementing agencies, financing, time schedules and program objectives.

### Chapter IV - Current and Projected Housing and Population Characteristics and Needs

Section A. Population and Housing Characteristics: 1980 provides the primary data source for the Housing Element, drawing on the 1980 U.S. Census. It provides information on the socio-economic composition of the County's population and conditions of the existing housing stock. Based on this information, it assesses the current housing needs, the needs of special groups in the County, and gives an overview of today's housing market.

Section B. Population and Housing Characteristics: 1984 updates the 1980 U.S. Census information to provide current estimates of socio-economic composition of the population, households and housing characteristics for the unincorporated portions of Riverside County as it existed on January 1, 1984.

Section C. Projected Population and Housing Needs: 1989 uses statistical methods to project the socio-economic composition of the population, households and housing characteristics as for the year 1989 thus enabling the County to plan for future County and regional housing needs.

## Chapter V - Constraints to Housing

This chapter discusses the governmental and non-governmental constraints to housing including the housing market demand; condition of existing housing stock; new housing development costs; speculation; land use regulation; conflicting responsibilities of local government; inadequate public support for low-cost housing and public housing programs; County use of available housing assistance programs; and data constraints.

## Chapter VI - Housing Lands Inventory

This chapter describes the methodology of the County's Housing Lands Inventory that identifies suitable sites for residential development in urban areas, rural areas, specific plans, County owned lands, and redevelopment areas.

## Integration with the Comprehensive General Plan

Section 65300.5 of the Government Code states that the general plan shall comprise an integrated, internally consistent set of policies. Chapter III, Housing Element Goals, Policies and Programs, is incorporated into the Comprehensive General Plan text. The actual Housing Element text in its entirety is an appendix to the main body of the Comprehensive General Plan. The Housing Element programs and policies complement the programs and policies of the other elements of the Comprehensive General Plan. Close coordination with the Land Use Element, Public Facilities and Services Element and the Community Policies Element allows for cohesive housing policies throughout the Comprehensive General Plan.



## II. Executive Summary



## II. EXECUTIVE SUMMARY

---

### SUMMARY OF POPULATION AND HOUSING CHARACTERISTICS

---

#### RIVERSIDE COUNTY

7,310 Square Miles in Total County  
6,955 Square Miles in Unincorporated County Area  
19 Incorporated Cities

#### STATISTICAL DIVISIONS

12 Regional Statistical Areas  
112 Census Tracts (Countywide)  
78 Census Tracts (Unincorporated County)

#### POPULATION CHARACTERISTICS (UNINCORPORATED COUNTY)

Based on 1978 Special Census and 1980 Federal Census

	<u>1978</u>	<u>1980</u>	<u>Difference</u>	<u>% Change</u>
Population	233,920	276,690	42,770	18.3
Minority Population				
Black	9,259	12,064	2,805	30.3
Hispanic	29,662	45,308	15,646	52.7
Other	3,873	7,213	3,340	86.2
Age				
Median	36.5	36.1	-0.4	-1.1
Under 19	54,525	85,379	30,854	56.6
Over 65	39,206	45,003	5,797	14.8

#### POPULATION ESTIMATE - 1984

Based on County Development Monitoring System Data

1984 Population - 304,294  
Growth 1980-1984 - 27,604  
Percent Growth 1980-1984 - 10.0%

# HOUSEHOLD CHARACTERISTICS (UNINCORPORATED COUNTY)

Based on 1978 Special Census and 1980 Federal Census

## Households

	<u>1978</u>	<u>1980</u>	<u>Growth</u>	<u>% Growth</u>
Total	84,632	100,403	15,771	18.6
Handicapped	13,966	25,206	11,240	80.5
Elderly	19,465	27,511	8,046	41.3
Large	14,725	13,496	-1,229	-8.3
Overcrowded	4,513	5,765	1,252	27.7
Average Household Size	2.76	2.76	--	--
	Persons	Persons		

## Household Income

	<u>1978</u>	<u>1980</u>	<u>Difference</u>	<u>% Change</u>
Median Income	\$11,343	\$16,037	\$4,694	41.4
Low Income Households	19,381	22,503	3,122	16.1
Moderate Income Households	15,403	18,808	3,405	22.1
Medium Income Households	15,995	19,840	3,845	24.0
Upper Income Households	33,853	39,008	5,155	15.2

## HOUSEHOLDS ESTIMATE - 1984

Based on County Development Monitoring System

1984 Households	- 110,297
Increase in Households 1980-1984	- 9,894
Percent Increase in Households 1980-1984	- 9.9%
Average Household Size	- 2.76
Median Income	- \$21,395

# HOUSING CHARACTERISTICS (UNINCORPORATED COUNTY)

Based on 1978 Special Census and 1980 Federal Census

	<u>1978</u>	<u>1980</u>	<u>Difference</u>	<u>% Change</u>
Dwelling Units	103,209	120,731	17,522	17.0
Housing Mix				
Single Family	62,742	79,267	16,525	26.3
Multifamily	8,779	13,115	4,336	49.4
Mobilehomes	31,029	28,349	-2,680	-8.6
Miscellaneous	659	0	--	--
Vacancy Rate				
Available	5.1%	6.2%	1.1	21.6
Seasonal	11.5%	13.0%	1.5	13.0



Housing Condition (Occupied Housing)	<u>1978</u>	<u>1980</u>	<u>Difference</u>	<u>% Change</u>
Unsound Units	4,387	4,814	427	9.7
Need Replacement	2,274	1,695	-579	-25.5
Need Repair	2,113	3,119	1,006	47.6
Population/Unit	2.28	2.29	0.01	0.4

#### DWELLING UNITS ESTIMATE - 1984

Based on County Development Monitoring System

1984 Dwelling Units	- 132,141
Increase in Dwelling Units 1980-1984	- 11,410
Percent Increase in Dwelling Units 1980-1984	- 9.5%
Average Population per Dwelling Unit	- 2.30

#### HOUSING MARKET (COUNTYWIDE)

Second Quarter 1980 and Third Quarter 1983

	<u>1980</u>	<u>1983</u>	<u>Difference</u>
Housing Cost (Median)	\$73,582	80,100	6,518
Monthly Payment (Maximum)	\$ 715	778	63
Income Required (% of Income Towards Housing)			
25%	\$34,314	37,346	3,032
30%	\$28,595	31,122	2,527

#### PROJECTED HOUSING CHARACTERISTICS AND NEEDS

SCAG-82 Growth Forecast

	<u>1989</u>	<u>% Change 1980 - 1989</u>
Projected Total Households	148,552	48.3
Low Income	32,148	42.9
Moderate Income	27,227	44.8
Medium Income	29,006	46.2
Upper Income	60,171	54.3
Projected Total Dwelling Units (1989)	178,840	48.1
Projected Unsound Dwelling Units	7,119	48.1
Projected New Dwelling Units, (1983-1989)	49,502	
Low Income Housing	9,430	
Moderate Income Housing	11,237	
Medium Income Housing	9,163	
Upper Income Housing	19,672	

## SUMMARY OF HOUSING GOALS, POLICIES AND PROGRAMS

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### HOUSING - GOALS

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1. Conservation and improvement of Riverside County's existing housing stock.
2. Preservation and enhancement of the County's urban and rural communities.
3. Adequate housing for residents of all income groups, including sufficient housing affordable to low and moderate income households.
4. Sufficient housing to meet the housing needs of special needs groups.
5. Adequate opportunities for housing for all persons regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.
6. Sufficient, suitable residential sites and housing supply to meet projected future housing needs.
7. A selection of housing that is decent, safe, sound, in close proximity to jobs and daily activities, and which varies by location, type, design and price.

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### CONSERVATION OF HOUSING AND COMMUNITIES - POLICIES

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1. Assist County communities in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary and affordable housing.
2. Provide assistance to improve community surroundings and infrastructure in residential areas.
3. Encourage and facilitate housing and economic development and revitalization in County communities.
4. Promote the conservation of existing communities and community housing goals through the preparation of community plans and the development review process.

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## CONSERVATION OF HOUSING AND COMMUNITIES - PROGRAMS

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### A.1. Program - State and Federal Funding for Housing Rehabilitation

Pursue all available Federal and State funding for housing conservation.

### A.2. Program - County Redevelopment Agency

Creation of Redevelopment Agency which will help eliminate conditions of blight; expand housing opportunities for low and moderate income households; and expand employment opportunities.

### A.3. Program - Local Implementation Mechanisms for Housing Rehabilitation

Consider local funding options for housing conservation.

### A.4. Program - Health and Safety Code enforcement

Administer a Health and Safety Code Enforcement program to eliminate substandard conditions in residential units and continue inspections of labor camps and mobilehome parks.

### A.5. Program - Licensing and Inspections for Multiple Dwellings

Consider the feasibility of implementing a revenue-generated inspection and licensing program for multiple dwellings.

### A.6. Program - Community Development Block Grant (CDBG) Funding for Community Facilities

Provide funds and subsidies to provide and improve services and facilities.

### A.7. Program - Community Development Block Grant (CDBG) Funding for Housing and Economic Development

Provide financial assistance for housing and economic development projects to facilitate and promote community improvement and revitalization.

### A.8. Program - Locational Guidelines for Low and Moderate Income Housing

Development and implementation of guidelines for locating low and moderate income housing including subsidized housing, public housing, and lower cost housing.

A.9. Program - Community Conservation Through Community Plan Process

Formation and utilization of policies and plans to preserve, enhance and develop communities compatible with their values, resources, and aspirations.

A.10. Program - Community Conservation Through Development Review Process

Review of development proposals to ensure consistency and compatibility with the existing community and to avoid costly "leap frog" development.

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AFFORDABLE HOUSING - POLICIES

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1. Use Federal, State and local funding to provide and subsidize low-cost housing.
2. Utilize public/private sector partnerships and cooperation in developing and implementing solutions to affordable housing problems.
3. Examine County standards, ordinances and permit processing procedures to determine if changes can be made to expand housing opportunities and reduce the costs of housing development to County residents.
4. Provide incentives to developers to build a range of housing that is affordable to County residents, including low and moderate income households.
5. Encourage alternative housing ownership opportunities for County residents.
6. Encourage energy conservation in existing homes and new housing developments, and utilize Federal, State, utility and foundation funds to retrofit existing housing and plan new housing for energy efficiency.
7. Plan residential growth in an orderly manner to make the best and most efficient use of existing and future infrastructure.

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AFFORDABLE HOUSING - PROGRAMS

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B.1. Program - Funding for Low-Cost Housing Production and Subsidization

Use, to the greatest extent possible, all funding available for the production and subsidization of low and moderate income housing.



B.2. Program - Tax-Exempt Revenue Bonds

Continued support and expansion of the judicious use of tax exempt revenue bonds for the financing of construction and mortgages for affordable housing and rental units.

B.3. Program - Redevelopment Funds

At least 20 percent of tax increments in Redevelopment Areas will be allocated toward increasing and improving the supply of housing for low and moderate income households.

B.4. Program - Regional Corporate Fund for Housing

Seek funding through the Corporate Fund for housing for financial assistance to low and moderate income households.

B.5. Program - Nonprofit Housing Development Corporation

Creation of a nonprofit Housing Development Corporation could help increase supply of affordable housing for low and moderate income households; underwrite construction and mortgage financing; and reduce cost of housing production.

B.6. Program - Housing Cooperatives

Facilitation of housing cooperatives as an alternative form of home ownership.

B.7. Program - Density and Design Incentives for Lower Cost Housing Development

Encourage and facilitate the voluntary development of a variety of lower cost housing through the establishment of incentives such as greater densities, flexible design standards, and priority processing.

B.8. Program - Priority Processing for Low-Cost Housing Projects

Provide priority processing of permits as an incentive to affordable housing projects which implement Housing Element programs.

B.9. Program - Review of County Ordinances and Procedures

Review existing ordinances and procedures on an on-going basis in a continuing effort to determine methods for reducing housing costs.

B.10. Program - Incentives for Multi-Family Rental Housing Development

Amend existing residential zoning provisions to provide density bonuses or other incentives to developers of multi-family rental housing.

B.11. Program - Category V Affordable Housing Provision

Establish guidelines to aid developers in the provision of affordable housing in Category V projects.

B.12. Program - Mobile Homes in Single Family Zones

Permit the location of mobilehomes in all residential zones.

B.13. Program - Second Units in Single Family Zones

Permit second residential units on all lots zoned for single family uses.

B.14. Program - Flexible Parking Standards for Multi-Family Housing

Reduced parking requirements for multi-family housing in order to reduce costs of construction.

B.15. Program - Funding For Home Energy Cost Reductions

Seek all federal, state, private and utility funding to develop home energy conservation programs.

B.16. Program - Building and Design Standards for Residential Energy Conservation

Reduced energy costs through conservation of energy resources and utilization of alternative energy resources.

B.17. Program - Density Provisions for Efficient Growth

Provide higher densities in "in-fill" situations where infrastructure exists.

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## HOUSING OPPORTUNITY - POLICIES

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1. Promote equal housing opportunity.
2. Promote adequate opportunities for decent, safe and sound housing for the elderly, disabled and handicapped, minorities, farm laborers, single parent households, and the student and military populations.
3. Promote accessibility for the disabled and handicapped in residential developments.

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## HOUSING OPPORTUNITY - PROGRAMS

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### C.1. Program - Funding for Special Needs Housing

Seek and utilize all available funding programs in an effort to accommodate the housing needs unique to special needs groups.

### C.2. Program - Housing Referral Service

Provide housing information referral services for low and moderate income households.

### C.3. Program - Mobile Home Park Rent Mediation

Provide mediation services for residents of mobilehome parks.

### C.4. Program - Protection of Mobile Home Park and Apartment Tenants

Provide advance notification to tenants prior to the conversion of a mobilehome park or apartment to other uses.

### C.5. Program - County Coordination on Farm Worker Housing Issues

Departments and agencies will work together on an on-going basis to identify farm worker housing problems and development of solutions.

### C.6. Program - Review of County Regulations on Farm Worker Housing

Review of ordinance and regulations to ensure an adequate supply of housing for farm workers.

C.7. Program - Fair Housing Program

Consider the implementation of a countywide fair housing program to promote and facilitate equal housing opportunities.

C.8. Program - Residential Accessibility

Ensure that residential units are accessible to handicapped persons.

C.9. Program - Shared Housing

Facilitate shared housing opportunities for senior citizens and others.

C.10. Program - Emergency Shelter Assistance

Facilitate emergency shelter assistance to individuals and families needing emergency shelter.

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PROVISION OF HOUSING SITES - POLICIES

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1. Identify areas of the County with adequate infrastructure and limited environmental concerns that are most suited for housing, especially lower cost and higher density housing.
  2. Establish a system to maintain an inventory of buildable lots with limited environmental constraints, current and planned infrastructure and appropriate zoning for the provision of sufficient housing sites.
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PROVISION OF HOUSING SITES - PROGRAMS

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D.1. Program - Housing Lands Inventory

Maintain a Housing Lands Inventory in conjunction with the Comprehensive General Plan Mapping System and Development Monitoring System.

D.2. Program - Inventory of Residential Sites in Urban and Rural Areas

Maintain an inventory of residential sites within the urban and rural areas of the County.



D.3. Program - Inventory of Buildable Residential Sites in Specific Plan Areas

Maintain an inventory of residential sites within approved specific plans.

D.4. Program - Inventory of Potential Residential Sites on County-Owned Lands

Maintain an inventory of County-owned lands with a potential for low and moderate income housing.

D.5. Program - Inventory of Potential Redevelopment Areas

Upon the creation of the Redevelopment Agency maintain an inventory of potential sites for low and moderate income households.

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HOUSING SUPPLY - POLICIES

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1. Plan and provide for a variety of housing that meets identified housing needs and satisfies the varied price, type and location preferences of County residents.
2. Continue interaction and cooperation with Federal and State agencies that assist the County in the provision of housing and implementation of housing programs.
3. Assist and cooperate with regional and local agencies and groups to facilitate the attainment of mutual housing goals.
4. Monitor and review the effectiveness of Housing Element programs in addressing housing problems.

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HOUSING SUPPLY - PROGRAMS

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E.1. Program - Use of General Plan Standards to Facilitate Varied Housing

An annual assessment of general plan standards to determine their effectiveness in providing a variety of housing types and mixes.

E.2. Program - Job/Housing Balance

Encourage and promote balanced development on a countywide and regional basis.

E.3. Program - Residential Design Flexibility

Use the land use ordinance and development review process to promote design flexibility in residential developments.

E.4. Program - Condominium Conversions

Assess the impact of condominium conversions and consider the adoption of an ordinance which would establish uniform standards.

E.5. Program - Housing Technical Advisory Committee (HTAC)

The HTAC will be utilized as the recognized forum for the coordination and implementation of the housing programs adopted through the Housing Element.

E.6. Program - Coordination With State and Federal Agencies

Continue to work with State and Federal agencies that assist in providing housing funds and programs.

E.7. Program - Coordination with Local Governments and Organizations

Continue to work with local governments, neighboring counties, community groups and regional councils of government in coordinating local and regional housing programs and in reaching common housing goals.

E.8. Program - Annual Housing Status Reports

An Annual Housing Status Report shall be prepared to report on the state of housing within the County.

### III. Housing Goals, Policies and Programs





### III. HOUSING GOALS, POLICIES AND PROGRAMS

[Element V of County Comprehensive General Plan]

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#### HOUSING - GOALS

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1. Conservation and improvement of Riverside County's existing housing stock.
2. Preservation and enhancement of the County's urban and rural communities.
3. Adequate affordable housing for residents of all income groups, including sufficient housing affordable to low and moderate income households.
4. Sufficient housing to meet the housing needs of special needs groups.
5. Adequate opportunities for housing for all persons regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.
6. Sufficient, suitable residential sites and housing supply to meet projected future housing needs.
7. A selection of housing that is decent, safe, sound, in close proximity to jobs and daily activities, and which varies by location, type, design and price.

## A. CONSERVATION OF HOUSING AND COMMUNITIES

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### CONSERVATION OF HOUSING AND COMMUNITIES - ISSUES

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#### Housing Rehabilitation

As of 1984, 50% of the County's housing stock was 12 years or older. As the County's housing ages, maintenance and repair become more critical. If homes fall into disrepair residents may be subject to unsafe and/or unhealthful living conditions. If maintenance is ignored long enough, housing may become uninhabitable, reducing the total number of units available within the County.

It has been estimated in the 1980 Census that about 4.8% of the unincorporated County's occupied dwelling units (4,814) were unsound. A unit is considered unsound if it lacks one or more of the following:

1. Electrical Service
2. Plumbing Facilities
3. Heating, Cooling and Insulation
4. Kitchen or Bathroom Facilities
5. Maintenance (i.e. leaky roof, broken windows, etc.)
6. Adequate Sewerage

The County has many residences of considerable age that have been well maintained over the years. (Age does not necessarily mean that housing is unsound). However, some older homes may fall into disrepair through neglect or financial constraints of the owner. Minor repair problems tend to accumulate over time resulting in the need for extensive renovation. The County has a significant number of homes that are becoming unsound. The median age of the County's rental housing is 16 years and 6 months. The median age of the County's owner occupied housing is somewhat lower at 9 years and 11 months. The overall age of the County's housing is 10 years and 9 months. This is based on data from the 1980 Census.

Home maintenance may become a particular problem under the following conditions:

1. When the dwelling is above the median County age
2. When the dwelling is originally of substandard construction
3. When the dwelling is a mobilehome
4. When the dwelling is a rental unit
5. When the dwelling is occupied by elderly persons
6. When the owner/occupant is of low or moderate income

Homes, particularly cabins in resort areas, that are of original substandard construction sometimes have compounded repair problems if the original building inadequacies were never corrected.

Mobilehomes, because of different materials and construction technology, have in the past not been as durable as traditional stick built homes. Repairs may be more difficult for the same reasons. About 23.5% of the County's housing stock or 28,349 units are mobilehomes.

As of 1980, there were 25,037 units in the unincorporated County that were occupied by renters. Renters have special difficulties in maintaining their dwellings. For one, landlords may not compensate renters for maintenance costs. Renters may not be inclined to donate labor and materials to home maintenance since they do not own the home. Landlords may not be inclined to maintain their rental properties if they are able to keep their units rented at the desired amount without investing money in maintenance. An additional maintenance consideration in Riverside County is that rental units have a higher median age (16 years 6 months) than do owner occupied housing. As older homes tend to have more maintenance problems when compared with newer homes, renters generally suffer with the inconveniences and hazards of unsound housing to a greater degree than home owner/occupants.

Home maintenance may present particular difficulties for the elderly. Those that own their own home may still have financial restrictions that do not allow them to hire repair people to do maintenance work. Advanced age may leave them with physical limitations that prevent them from doing repairs themselves. In some cases the homes themselves are older ones with accumulated repair problems.

Other groups that find home maintenance financially burdensome are low, and moderate income home owners. With home mortgage payments barely affordable, repairs may not be accomplished, and the maintenance of the home may be neglected. In the unincorporated County about 10,800 low income households have an affordability problem, as do some 6,000 households in the moderate income group and 5,600 in the medium income group.

Identification of home-maintenance needs by the County can bring about positive change since a number of Federal, State and County programs provide funding for rehabilitation and maintenance of low income rental units and owner occupied units.

If the sound/unsound housing percentage remains constant between 1980 and 1989, an estimated 8,122 year round housing units will be substandard in 1989. This is an increase of 2,609 (47.3%) in less than 9 years.

### Conservation of Communities

Riverside County in its geographic diversity has a number of distinct communities that reflect the interests and lifestyles of their residents. These communities are known for their unique surroundings and character, including topographic features, vegetation, building age, architectural style, and urban or rural nature of the community itself. Rapid development in Riverside County can threaten these unique communities if measures aren't taken to protect them. It is important to guide future growth and development in a logical manner, to utilize public facilities and infrastructure most efficiently and promote compatibility with existing development. There is also a need to maintain and improve community infrastructure.



The County is involved in an ongoing community planning process to establish community plans and policies for existing urban and rural communities throughout the unincorporated County. Residential communities can conserve and influence the development of their areas by collectively defining their community's values, goals and needs. Many County communities have established community policies within the Comprehensive General Plan's Land Use and Community Policies Elements to guide new development. The County utilizes Federal funding programs to improve infrastructure and public facilities in existing County communities. The County is also becoming increasingly involved in efforts to promote economic development and revitalization of cities and county communities.

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#### CONSERVATION OF HOUSING AND COMMUNITIES - POLICIES

---

1. Assist County communities in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary and affordable housing.
2. Provide assistance to improve community surroundings and infrastructure in residential areas.
3. Encourage and facilitate housing and economic development and revitalization in County communities.
4. Promote the conservation of existing communities and community housing goals through the preparation of community plans and the development review process.

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#### CONSERVATION OF HOUSING AND COMMUNITIES - PROGRAMS

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##### A.1. Program - State and Federal Funding for Housing Rehabilitation

The County will pursue all available Federal and State funding for housing rehabilitation and improvement programs to conserve the existing housing stock and to provide affordable housing. Specifically, the County will continue to apply for funding through the following sources:

- Housing and Urban Development (HUD) Section 8 Moderate Rehabilitation.
- HUD Section 312 Rehabilitation Loans.
- HUD Section 8 Rental Housing Rehabilitation.
- Community Development Block Grant (CDBG) Programs
  - Home Improvement Program (HIP)
  - Senior Home Repair Program
  - Mobile Home Repair Program



(See Appendix D for more detailed descriptions of housing agencies and funding programs).

Objectives: Five-year objectives for the period from 1984 through 1989 are provided below for the number of households to be assisted by each program (with the exception of HUD Section 312, which is only expected to be funded for Fiscal Year 1984-85). All of these objectives are completely dependent on State and Federal funding, and program funds are subject to annual review for renewal, reduction or termination.

Programs administered by the County of Riverside Housing Authority and County Department of Housing and Community Development are perceived as regional programs, and are administered on a countywide basis including both incorporated and unincorporated areas. Both countywide and incorporated area projections are shown below.

The unincorporated County objectives for the HUD Section 8 Moderate Rehabilitation Program represent approximately 25% of the countywide objectives and are based on historical funding allocations.

Objectives for programs administered by the County Department of Housing and Community Development were extrapolated from housing data for 1979 through 1984 and the Housing Assistance Plan (HAP). The HAP reflects the projected number of households that will be assisted by federally funded programs in unincorporated areas and participating cities.

HUD Section 8 Moderate Rehabilitation Program

	Unincorporated County	Countywide*
Elderly	75	300
Handicapped	0	0
Small Family	37	150
Large Family	13	50
TOTAL HOUSEHOLDS	125	500

HUD Section 8 Rental Housing Rehabilitation

	Unincorporated County	Countywide*
Elderly and Handicapped	9	40
Small Family	23	60
Large Family	15	150
TOTAL HOUSEHOLDS	47	250

\* Includes both incorporated and unincorporated County areas.

HUD Section 312 Rehabilitation Loans

	Unincorporated County	Countywide*
Elderly	0	0
Handicapped	1	2
Small Family	4	8
Large Family	5	10
TOTAL HOUSEHOLDS	<u>10</u>	<u>20</u>

CDBG Home Improvement Program

	Unincorporated County	Countywide*
Elderly	68	165
Handicapped	50	127
Small Family	62	158
Large Family	70	175
TOTAL HOUSEHOLDS	<u>250</u>	<u>625</u>

CDBG Senior Home Repair Program

	Unincorporated County	Countywide*
Elderly	3,025	7,960
Handicapped	1,008	2,653
Small Family	0	0
Large Family	0	0
TOTAL HOUSEHOLDS	<u>4,033</u>	<u>10,613</u>

CDBG Mobile Home Repair Program

	Unincorporated County	Countywide*
Elderly	117	387
Handicapped	3	6
Small Family	3	7
Large Family	30	100
TOTAL HOUSEHOLDS	<u>153</u>	<u>500</u>

\* Includes both incorporated and unincorporated County areas.

Responsible Agencies: Housing Authority will administer the HUD Section 8 Moderate Rehabilitation Program and will be responsible for Section 8 certificates and vouchers used in conjunction with the HUD Section 8 Rental Rehabilitation Program. The County Department of Housing and Community Development will be responsible for administering the HUD 312 Rehabilitation Loan Program, HUD Section 8 Rental Rehabilitation Program and the CDBG Home Improvement Program, and Mobile Home Repair Program. The Senior Home Repair Program is operated by the Department of Housing and Community Development with a major amount of the funding coming from the Office on Aging.

Financing: HUD and CDBG funds, Title III-B and Title V of the Older American Act, and other State and Federal funding which becomes available.

#### A.2. Program - County Redevelopment Agency

The establishment of a County Redevelopment Agency is presently under review and consideration by the Board of Supervisors. The agency would have a threefold purpose as follows:

- ° Eliminate conditions of blight which constitute physical, social and economic liabilities and which require redevelopment in the interest of the health, safety and general welfare of the residents of the affected communities;
- ° Expand the supply of low- and moderate-income housing; and
- ° Expand employment opportunities for the unemployed.

Upon establishment, the County Redevelopment Agency would identify areas in the unincorporated County with redevelopment potential (as per Housing Sites Program 5: Housing Lands Inventory-Redevelopment Areas).

Pursuant to the Community Redevelopment Law, at least 20 percent of tax increments will be allocated towards increasing and improving the supply of housing for low- and moderate-income households (as per Affordable Housing Program 3: Tax Increment Funds).

Objectives: Within one year after creation of a County Redevelopment Agency, the Agency will identify areas with redevelopment potential and establish specific objectives.

Responsible Agencies: Redevelopment Agency, Administrative Office, and Planning Department.

Financing: Department Budgets.

#### A.3. Program - Local Implementation Mechanisms for Housing Rehabilitation

The County will study mechanisms to coordinate and effect the implementation of housing rehabilitation efforts. The study will focus on developing administrative linkages between the activities of various departments, including health code enforcement and administering of rehabilitation assistance financing. The following should be considered in the study:

- ° Identification of mechanisms to effectively coordinate and implement County health and safety code enforcement and rehabilitation efforts.
- ° Methods to educate property owners and tenants on their rights and responsibilities concerning substandard housing, and on available sources of funding and assistance for rehabilitation.
- ° Identification of incentives or other methods to promote the consideration and use of available rehabilitation financing by property owners with substandard or hazardous housing.
- ° Consideration of fair housing criteria or other involvement of the fair housing program (Program C.7) in code enforcement problems and rehabilitation efforts.
- ° Identification of potential local funding sources for rehabilitation assistance which might be used in addition to or in conjunction with available State and Federal sources.

Objectives: Identification of program linkages among appropriate departments for the implementation of a unified neighborhood rehabilitation program and the identification and inclusion of additional funding sources as is appropriate. The study should be submitted to the Board of Supervisors within Fiscal Year 1985-1986. The Annual Housing Status Report will evaluate the status of the program and establish specific objectives.

Responsible Agencies: Study to be conducted by the County Department of Housing and Community Development, in coordination with the Housing Authority, Department of Building and Safety, Environmental Health Services Division and Department of Development.

Financing: Study to be financed by Department budgets or CDBG funds.

#### A.4. Program - Health and Safety Code Enforcement

The County will continue to administer a Health and Safety Code Enforcement Program pursuant to County Ordinance No. 457.61 and any amendments thereafter. The program will eliminate substandard conditions in dwelling units which may be abated by repair, rehabilitation, demolition or removal. Units requiring permits, inspections and follow-up procedures for the abatement of Health and Safety Code violations are identified as follows:



- ° Complaint referrals from the public regarding unsafe or unhealthy conditions in a dwelling unit or
- ° Complaint referrals from state and local agencies.

Violations which are life-threatening in nature are given first priority.

In conjunction with the Code Enforcement Program, the County will continue to administer inspection and licensing programs for mobile home parks, recreational parks, employee housing and farm labor camps.

Objectives: Provide necessary staffing levels to respond to all direct and referred complaints in a timely fashion. Continue to give first priority to conditions which create an immediate threat to health and safety.

Based on historical data, the estimated number of complaints and referrals to be responded to over the next five-year period is 17,013.

Responsible Agencies: Department of Building and Safety and Environmental Health Services Division.

Financing: Department Budgets.

#### A.5. Program - Licensing and Inspection for Multiple Dwellings

The Department of Building and Safety and the Environmental Health Services Division shall undertake a feasibility study to consider the need to implement a Comprehensive Health and Safety Code Enforcement Program for multiple family dwellings. The proposed program would affect apartments (rental units), hotels, motels, and boarding homes. Program components to be studied include the following:

- ° Issuing licenses;
- ° Conducting periodic comprehensive inspections relative to sanitation, maintenance, ventilation, occupancy, use and structural integrity;
- ° Issuing notices and reports prescribing requirements and rendering advice and guidance on correcting hazardous housing conditions.

Objectives: In fiscal year 1988-89 (or earlier, should the Board deem necessary), prepare and submit the feasibility study to determine the need for and the ramifications of implementing a revenue generated inspection and licensing program for multiple dwellings.

Responsible Agencies: Department of Building and Safety and Environmental Health Services Division.

Financing: Department budgets.

A.6. Program - Community Development Block Grant (CDBG) Funding for Community Facilities

Continue to improve the quality of neighborhoods throughout the County through the use of Community Development Block Grant funds and subsidies to provide and improve services and facilities in the communities. The CDBG program is especially designed to assist low- and moderate-income families attain safe and decent housing units in viable neighborhoods through the types of projects listed below. Activities available for funding are not limited to this list.

- ° Public facilities (community centers, senior centers, youth centers, child care facilities, handicapped training centers and libraries);
- ° Recreational facilities (parks, playgrounds, and swimming pools);
- ° Flood control facilities (storm drains and channels and studies), which are needed to prevent flooding and to protect housing in low/moderate income neighborhoods;
- ° Street improvements (paving, construction, reconstruction, sidewalks, curbs, gutters, and street lights) are needed in many areas as they assist with both routine and emergency circulation, provide safety to pedestrians, especially to school areas, and assist in the control of storm runoff;
- ° Water supply facilities (pipelines, storage tanks, well protection);
- ° Sewer system improvements (lines, hookups). Some communities badly need these improvements because they have no sewer systems or seriously inadequate ones, and thus cannot provide needed residential or industrial/commercial expansion;
- ° Fire protection (rescue equipment, apparatus storage, relocation and construction of facilities). Current fire protection facilities are not adequate to fully service the needs of the County;
- ° Utilities;
- ° Housing. The provision of housing assistance for low/moderate income persons throughout the County.

Objectives: Provide grant funding for approved project proposals that the citizens and government of the County deem necessary and purposeful for community preservation, enhancement and improvement over the next five years.

Responsible Agency: County Department of Housing and Community Development.

Financing: CDBG Funds.

A.7. Program - Community Development Block Grant (CDBG) Funding for Housing and Economic Development

The County will utilize the CDBG program to provide financial assistance for housing and economic development projects in an effort to facilitate and promote community improvement and revitalization. Specific programs include the following:

- ° Housing Loan Program: Provides low-interest loans to assist private developers and public agencies in the development or rehabilitation of affordable housing.
- ° Economic Development Loan Program: Provides financial assistance to private entities through the provisions of low-interest loans for the construction or rehabilitation of commercial or industrial projects which will generate jobs.
- ° Commercial Revitalization: Provides low-interest loans to entrepreneurs for the rehabilitation of downtown commercial structures in an effort to alleviate existing or potential blight.
- ° Historical Preservation: Provides low-interest loans to entrepreneurs for the restoration of historical buildings.

In addition, the County Department of Housing and Community Development provides technical assistance to public agencies and private entities in the preparation of Urban Development Action Grants (UDAG). Based on federal guidelines, the cities of Blythe, Coachella and Lake Elsinore meet the criteria for obtaining funds administered under this program. See Appendix D for further description of program.

Objective: Continue to provide financial assistance for housing and economic development projects over the next five years as funding remains available.

Responsible Agency: County of Riverside Department of Housing and Community Development.

Financing: CDBG Funds.

A.8. Program - Locational Guidelines for Low and Moderate Income Housing

In an effort to promote the conservation of existing communities and the efficient use of land available for residential development, the County shall study the feasibility of developing and implementing locational guidelines for new low- and moderate-income housing including subsidized housing, public housing and lower cost housing (such as housing built in the R-6 zone).

The intent of these guidelines would be to equitably disperse affordable housing projects throughout the County; minimize the impact of affordable housing developments upon any singular neighborhood or community; and augment housing opportunities in proximity to existing and easily extended public services and facilities.



Some of the criteria which will be considered for the location of low-cost and assisted housing are as follows:

- ° Definition of a distance factor between projects which considers the total number of dwelling units in existing and proposed affordable housing projects;
- ° Location of affordable housing developments within reasonable proximity to public facilities and services including shopping areas, public schools, park and recreational facilities, transportation networks and employment centers;
- ° Dispersion of affordable housing units which are part of a larger development throughout the project site;
- ° Requirement for project construction time frame.

Objectives: The study will be initiated upon adoption of the Housing Element and the findings of the study will be presented to the Board of Supervisors in Fiscal Year 1985-1986.

Responsible Agencies: Planning Department in cooperation with the County Department of Housing and Community Development, Housing Authority, and Department of Community Action.

Financing: County department budgets.

#### A.9. Program - Community Conservation Through Community Plan Process

The County will continue to use the ongoing general plan and community plan process to establish policies to conserve County communities. The community plan process is established in Programs 1, 2 and 3 of the Comprehensive General Plan Community Policies Element.

The Comprehensive General Plan presently contains numerous countywide and community policies, programs and development standards to preserve and enhance County communities. Growth is directed to occur in a manner compatible with existing development; to attain the orderly and efficient use of land, public facilities and services; and to reflect community values, resources, concerns, and aspirations.

As a community plan is prepared, the character of existing residential neighborhoods in the community should be identified and the plan should consider measures to preserve such neighborhoods. For example, areas of developed single family blocks should be designated for densities that preserve the single family nature of the area.



Additionally, while a community plan is in progress, the County will obtain resident viewpoints concerning housing needs and community values to allow for development of a community plan that recognizes community needs and preferences. Community opinion surveys, citizens advisory committees, public meetings and/or other means of communications will be used to receive community opinions.

Goals for conservation of existing communities will be balanced with the County's need to promote housing opportunities for all economic segments of the County.

Objectives: Establishment of policies to conserve existing communities through the development of community plans. The County expects to process ten community plans between 1984 and 1989.

Responsible Agency: Planning Department

Financing: Department Budget.

#### A.10. Program - Community Conservation Through Development Review Process

Countywide and community plan policies to conserve existing communities are implemented through the County review of new development proposals incrementally.

Development projects are reviewed for contiguity with existing development to ensure the best and most efficient use of infrastructure and services and to attain a growth pattern which is orderly and enhances the quality of the area. Projects are also assessed by examining their compatibility with the surrounding land uses and lot sizes, and their consistency with other countywide and community land use standards that promote community conservation.

Objectives: Ongoing implementation of countywide and community policies to conserve and enhance communities and promote orderly, efficient growth.

Responsible Agency: Planning Department

Financing: Departmental budget.

## B. AFFORDABLE HOUSING

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### AFFORDABLE HOUSING - ISSUES

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The ability to afford safe, decent and suitable housing has become an immense and growing problem for many within Riverside County. Since the mid seventies, a dramatic increase in the cost of housing relative to household income has affected many, especially the potential first-time homeowner. Rising land costs, construction costs, interest rates, financing costs, infrastructure costs, permit fees, processing times and government regulations have all contributed to the high cost of housing. Inflation and interest rates have had a particularly significant impact on housing costs. Consequently, the typical young family of 1984 either cannot acquire a sufficient payment necessary to purchase a home or cannot make the monthly mortgage payments which are required to maintain a home.

Moreover, other necessary housing expenses may increase the proportion of the household income above and beyond the criterion established as affordable by the California Department of Housing and Community Development (HCD) and the Federal Department of Housing and Urban Development (HUD). The State Housing and Community Development has established 25 percent as the maximum portion of a households gross income that should be contributed towards housing for housing to be considered affordable. Included in the 25 percent criteria are rent or mortgage, interest, property tax, insurance and utilities. The Federal Department of Housing and Urban Development however, defines affordability as no more than 30 percent of the adjusted gross income which should be spent on housing if it is to be considered affordable. Regardless of which definition is used, a household is considered to have an overpayment problem if housing expenses exceed either criteria.

Historically, housing affordability has been considered to be a socio-economic problem for low income households by virtue of their economic status. However, the rising costs of housing have transcended economic barriers and are having an impact on "middle America" as well.

The affordable housing problem is further exacerbated for low and moderate income households in light of two factors. The private sector has not been successful in providing housing for these income groups. Moreover, the federal government has reduced its funding expenditures for housing by almost 60 percent since 1981.

In Riverside County, there are two distinct housing affordability issues: (1) new housing affordable to moderate and medium income households in the regional context of the Southern California housing market, and (2) housing for low and moderate income residents of Riverside County. Between 1970 and 1980, average home prices in the Southern California region increased 308%. Between 1975 and 1980, prices increased 165%. As a result of high housing costs in Los Angeles and Orange Counties, increasing numbers of low, moderate and medium income families are migrating to Riverside County where land and housing prices are lower. Riverside County has had no problem in providing its "fair share" of housing for the Southern California region as a whole through the private market place.

Apart from the regional issues, housing affordability is a significant issue for Riverside County residents. According to the 1980 Census, of the approximate 61,000 low, moderate and medium income households in the unincorporated County area, about 22,400 low, moderate and medium households were identified as having an affordability problem based on State HCD's criteria. Low income households comprised approximately 48.1%, moderate income households comprised 26.8%, and medium income households comprised about 25.1% of these households with affordability problems. The Southern California Association of Governments, and the County project housing needs within the next five years as follows: 32,000 low income households, 27,000 moderate income households and 29,000 medium income households in the Riverside County unincorporated area.

The income criterion used to define these households are based on HUD guidelines which are as follows:

- ° Low Income Households earn a gross income which is 50 percent or less of the areawide median income.
- ° Moderate Income Households earn a gross income which is 51 to 80 percent of the areawide median income.
- ° Medium Income Households earn a gross income which is 81 to 120 percent of the areawide median income.

The State Department of Housing and Community Development and HUD use similar income criteria (percentages) to define income groups. However, the State uses different terminology based on the Health and Safety Code which are as follows:

Very Low Income Family. A family whose gross income is 50 percent or less of the areawide median income.

Low Income Family. A family whose gross income is 51 to 80 percent of the areawide median income.

Moderate Income Family. A family whose gross income is 81 to 120 percent of the areawide median income.

For purposes of this discussion, however, HUD's terminology will be used since the federal government provides funding for a number of housing programs.



In 1979, the countywide median income was established at \$16,037. By applying State HCD and HUD definitions to HUD's percentage criteria the following income levels are established:

#### INCOME GROUP DEFINITIONS FOR RIVERSIDE COUNTY

Income Groups		% of Median Income	Maximum Income* 1980
Federal	State		
Low	Very Low	0-50%	\$ 8,018
Moderate	Low	51-80%	12,830
Medium	Moderate	81-120%	19,244
Upper	Upper Moderate	121+%	--

#### \*Countywide

It is interesting to note that these households could not afford to purchase a median-priced existing home in 1980. In 1980, the median priced existing home cost \$73,582. The income required to purchase this home in 1980 was \$34,314. Based on HCD's criteria only 11.8% of the County's residents could afford to purchase that home without having an overpayment situation.

The strong desire for single family detached houses as opposed to other types of housing cuts across all income groups; but, with current housing market conditions, it appears to be beyond the ability of housing developers to produce new single family detached housing affordable to low and moderate income groups without subsidies. Trends in the economy suggest that the housing market will continue to be tight and that federal government funding commitments to provide loan and grant subsidies for housing affordable to low and moderate income families may decrease. It is incumbent upon local governments to pursue a more active and aggressive role in housing issues.

#### AFFORDABLE HOUSING - POLICIES

1. Use Federal, State and local funding to provide and subsidize low-cost housing.
2. Utilize public/private sector partnerships and cooperation in developing and implementing solutions to affordable housing problems.
3. Examine County standards, ordinances and permit processing procedures to determine if changes can be made to expand housing opportunities and reduce the costs of housing development to County residents.
4. Provide incentives to developers to build a range of housing that is affordable to County residents, including low- and moderate-income households.



5. Encourage alternative housing ownership opportunities for County residents.
  6. Encourage energy conservation in existing homes and new housing developments, and utilize Federal, State, utility and foundation funds to retrofit existing housing and plan new housing for energy efficiency.
  7. Plan residential growth in an orderly manner to make the best and most efficient use of existing and future infrastructure.
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#### AFFORDABLE HOUSING - PROGRAMS

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##### B.1. Program - Funding for Low-Cost Housing Production and Subsidization

The County will use, to the greatest extent possible, all funding available for the production and subsidization of low- and moderate-income housing throughout the County. Specific Federal, State and local housing assistance funds that the County will seek include the following:

- ° Federal Housing and Urban Development (HUD) Conventional Public Housing
- ° Federal HUD Section 8 Housing Assistance Payments Program-Existing Housing
- ° Federal HUD Section 202 Housing for the Elderly or Handicapped
- ° Federal Farmers Home Administration (FmHA) 502 Homeownership and Rehabilitation Loans
- ° Federal FmHA 514/516 Farm Labor Housing Loans and Grants
- ° Federal FmHA 515 Rural Rental Housing Loans
- ° Federal Community Development Block Grant (CDBG) County of Riverside Housing Loan Program
- ° Federal (CDBG) Self-Help Housing Program
- ° California Housing Finance Agency (CHFA) Multi-Unit Rental Housing Revenue Bonds

(See Appendix D for more detailed descriptions of housing agencies and funding programs).

These funding sources are intended to provide funds primarily for the following purposes:

- ° subsidizing housing payments of qualified low- and moderate-income households;
- ° providing construction funds for subsidized housing; and
- ° providing funds which will assist in the development of new housing for low and moderate income households.

In conjunction with these programs, CDBG funds will be utilized for pre-development activities relative to public housing. Predevelopment activities include land acquisition, soil testing, engineering services, surveys, appraisals and landscape design.

The County participates in these programs as part of a coordinated effort to provide affordable decent housing for County residents.

Objectives: Five-year objectives for the period from 1984 through 1989 are provided below for the number of households that will be assisted by each program (with the exception of HUD Section 8 Housing Assistance Program which will be funded through fiscal year 1986). These objectives are completely dependent on State and Federal funding, and program funds are subject to annual review for renewal, reduction or termination.

Programs administered by the County of Riverside Housing Authority and County Department of Housing and Community Development are perceived as regional programs. These programs are, therefore, administered on a countywide basis including both incorporated and unincorporated areas which are thus reflected in the program objectives.

The unincorporated County objectives for programs administered by Housing Authority represent approximately 25% of the countywide objectives and are based on historical funding allocations.

Objectives for programs administered by the County Department of Housing and Community Development were extrapolated from housing data for 1979 through 1984 and the Housing Assistance Plan (HAP). The HAP reflects the projected number of households that will be assisted by federally funded programs implemented in unincorporated areas and participating cities.

HUD Conventional Public Housing

	Unincorporated County	Countywide*
Elderly and Handicapped	4	14
Small Family	76	304
Large Family	10	42
TOTAL HOUSEHOLDS	<u>90</u>	<u>360</u>

HUD Section 8 Housing Assistance Payments Program - Existing Housing

	Unincorporated County	Countywide*
Elderly and Handicapped	12	50
Small Family	25	100
Large Family	13	50
TOTAL HOUSEHOLDS	<u>50</u>	<u>200</u>

\* Includes both incorporated and unincorporated County areas.

HUD Section 202 Housing for the Elderly or Handicapped

	Unincorporated County	Countywide*
Elderly and Handicapped	0	600
Small Family	0	0
Large Family	0	0
TOTAL HOUSEHOLDS	<u>0</u>	<u>600</u>

HUD Section 502 Homeownership and Rehabilitation Loans

	Unincorporated County	Countywide*
Elderly	0	0
Handicapped	10	54
Small Family	21	111
Large Family	69	375
TOTAL HOUSEHOLDS	<u>100</u>	<u>540</u>

FmHA 514/516 Farm Labor Housing Loans and Grants

	Unincorporated County	Countywide*
Elderly	0	0
Handicapped	0	0
Small Family	12	50
Large Family	13	50
TOTAL HOUSEHOLDS	<u>25</u>	<u>100</u>

FmHA 515 Rural Rental Housing Loans

	Unincorporated County	Countywide*
Elderly	0	250
Handicapped	15	181
Small Family	52	369
Large Family	33	200
TOTAL HOUSEHOLDS	<u>100</u>	<u>1,000</u>

\* Includes both incorporated and unincorporated County areas.

California Housing Finance Agency (CHFA)  
Multi-Unit Rental Housing Revenue Bonds

	Unincorporated County	Countywide*
Elderly	0	0
Handicapped	0	0
Small Family	0	25
Large Family	0	25
TOTAL HOUSEHOLDS	<u>0</u>	<u>50</u>

CDBG Riverside County Housing Loan Program

	Unincorporated County	Countywide*
Elderly	0	210
Handicapped	30	153
Small Family	83	312
Large Family	<u>42</u>	<u>75</u>
TOTAL HOUSEHOLDS	155	750

CDBG Self-Help Housing Programs

	Unincorporated County	Countywide*
Elderly	0	0
Handicapped	0	0
Small Family	62	62
Large Family	<u>38</u>	<u>38</u>
TOTAL HOUSEHOLDS	100	100

\* Includes both incorporated and unincorporated County areas.

Responsible Agencies: The Housing Authority will be responsible for administering HUD Conventional Public Housing, HUD Section 8 and FmHA 514/516. The County Department of Housing and Community Development will be responsible for administering HUD Section 202, FmHA 502, FmHA 515, the County of Riverside Housing Loan Program, the CDBG Self-Help Housing Program, and the CHFA Rental Housing Bonds.

Financing: HUD, FmHA, CHFA, CDBG funds and other State and Federal funding which becomes available.



## B.2. Program - Single-Family and Multi-Family Tax Exempt Revenue Bond Programs

The County will continue to support and expand the judicious use of tax exempt revenue bonds, when available, to finance construction and mortgages of affordable housing units and for new rental housing units available to low and moderate income residents.

The Single-Family Mortgage Revenue Bond Program is designed to generate construction financing and/or mortgage funds to be made available to: 1) first-time home buyers who meet specific income requirements and who will use the home purchased through this program as their principal residence and 2) for the sale of existing homes in specified target areas. The income limits for the first time buyer are those earning between 120% and 150% of the county median income. The income limits for the buyer of an existing unit are those earning between 100% and 120% of county median income. Mortgage rates generally are two to three percentage points below prevailing rates. Bond issues take place annually.

The Multi-Family Mortgage Revenue Bond Program is intended for the development of multi-family rental units. At least 20% of the units in each project are to be affordable to persons whose income does not exceed 80% of the median household income for the County. Bond proceeds provide financing for construction and/or permanent loans, with rates three to four percentage points below prevailing market rates. Bond issues take place on an ongoing basis.

Under both the Single-Family and Multi-Family programs, there is no cost to the County, nor any pledge to the County's general revenue or taxes.

Objective: The County will continue to utilize tax-exempt mortgage revenue bonds as one method to increase the stock of affordable housing in the County. Based on historical sales, around \$132,680,000 may be made available through the single family bond program over the next 5 years. The amount made available is dependent on market factors at the time of the sale.

Responsible Agency: Department of Development

Financing: Financed through developers' fees with each bond issue.

## B.3. Program - Redevelopment Funds

Upon establishment of a County Redevelopment Agency (under Program 2 of Conservation of Housing and Communities), at least 20 percent of tax increment funds accruing to the Redevelopment Agency will be allocated toward increasing and improving the supply of housing for low and moderate income households pursuant to State Community Redevelopment law.

The County will monitor the percentage of tax-increment funds generated from City and County redevelopment projects which are used to increase and improve the supply of affordable housing.

Objectives: Increased funding for additional low and moderate income housing development and improvement. Upon creation of a Redevelopment Agency, specific objectives will be established.

Responsible Agencies: Redevelopment Agency, Administrative Office, Planning Department, and Auditor-Controller.

Financing: Department/Agency Budgets, Tax Increment Funds

#### B.4. Program - Regional Corporate Fund for Housing

The County will consider seeking funds generated through the Southern California Association of Governments (SCAG) Corporate Fund for Housing for financial assistance to new housing development projects aimed at low, moderate and medium income households. The County will also study methods for contributing to cost savings on planning and construction of projects proposed for Corporate Fund assistance.

The Corporate Fund for Housing has been initiated by SCAG as a mechanism for enlisting further corporate and private sector involvement and financial backing for the increased production of low-cost housing in the Southern California region. In particular, it is hoped that large employers of low and moderate income workers will participate and provide support to the Fund. SCAG has received a grant from the Federal Department of Housing and Urban Development (HUD) to set up the Corporate Fund for Housing.

The Corporate Fund is being established as a non-profit, quasi-public entity to administer housing funds for financial assistance to low income housing projects. Monies for the Fund will be contributed from corporations and foundations and could be used for capital reductions on the cost of a home, interest cost reductions, or other means to reduce monthly costs. Project selection criteria will necessitate both public and private sector cooperation and contributions to cost savings for project planning and construction. County contributions could include such things as priority processing or reduced development requirements.

Objectives: Assessment of the Corporate Fund, determination of cost-cutting measures the County could contribute, and identification of potential sites and developers in Riverside County should be started upon adoption of the Housing Element and an analysis submitted to the Board of Supervisors within Fiscal Year 1985-1986.

Responsible Agencies: Planning Department in conjunction with the Administrative Office, County Department of Housing and Community Development, Housing Authority, Department of Building and Safety, Department of Community Action and Environmental Health Services Division; and as necessary County Counsel, Road Department, Fire Department, Flood Control District and Department of Development.

Financing: Department budgets and Corporate Fund monies.

#### B.5. Program - Nonprofit Housing Development Corporation

A feasibility study shall be prepared relative to the establishment of a non-profit Housing Development Corporation (HDC) or an alternative organization whose purpose shall be threefold:

- ° Increase the supply of affordable housing for low and moderate income households;
- ° Utilize innovative financial mechanisms to underwrite construction and mortgage financing; and
- ° Reduce the cost of housing production.

Meetings will be arranged amongst all interested County agencies and departments in an effort to generate consensus agreement and commitment to the HDC concept. A feasibility study will be prepared to include the following elements.

- ° Develop a suggested statement of objectives of an HDC with sufficient specificity to include recommendations regarding working relationships with the County Board of Supervisors, County Department of Housing and Community Development, Housing Authority, Community Action Agency and the private sector.
- ° Define, in operational terms, the types of functions, activities and program opportunities available to a County-initiated HDC, with special attention to co-development options and procedures.
- ° Develop a realistic means of funding both short- and long-term HDC activities including the disposition of County-owned surplus land.
- ° Review and recommend a legal structure for the proposed HDC, including reporting, relationships, policy control and direction.
- ° Suggest an administrative structure compatible with the HDC's objectives and potential funding sources.
- ° Recommend initial work program options including the possible incorporation of fast-track expedition to process "affordable" housing projects through the permit and project approval processes.
- ° Generate descriptions of alternatives for the creation of a HDC.

The feasibility study shall be submitted to the Board of Supervisors. Upon Board authorization and funding, the HDC organization, incorporation financing, staffing, and business planning will be established followed by the commencement of HDC operations.

Objectives: Prepare feasibility study within Fiscal Year 1984-1985. If the program is authorized and funded by the Board of Supervisors, organization of the incorporation is anticipated to follow in 1985-1986. Financing and operation of HDC is projected to occur 1986.



Responsible Agencies: Study to be conducted by the Planning Department, in cooperation with the Department of Community Action, Housing Authority, County Department of Housing and Community Development, Administrative Office, and Department of Development.

Financing: Community Action Agency - \$15,000, Department budgets. (Other sources to be generated)

#### B.6. Program - Housing Cooperatives

The County will study the use of housing cooperatives in Riverside County as a method to give larger numbers of low income residents the opportunity to own their own place of residence, enjoy the tax benefits associated with home ownership, and have greater control over their living environment.

Housing cooperatives present an ownership alternative to rental housing. Cooperative members own shares in a stock corporation. Through collective pooling of funds, the corporation is able to purchase dwelling units which are usually apartments, condominiums or mobile home parks. Each shareholder is entitled under the by-laws of the cooperative to a mobile home space, or dwelling unit (proprietary lease).

Limited equity cooperatives freeze property appreciation to specific levels so that when a member sells his or her share, a new low-income shareholder can enter into affordable home ownership. Market-rate cooperatives allow for shareholders to realize property appreciation at the time of sale resulting in more expensive housing after resales. Market-rate cooperatives tend to be more suitable for higher income groups. Leasing cooperatives allow for a public agency to lease an apartment building from an owner and pass on cost savings to low-income tenants. Leasing cooperatives are often used to transition into cooperative ownership of the apartment building.

In order to evaluate the need and feasibility of promoting the expansion of housing cooperatives, an assessment will be made of the following components:

- ° Consideration of the formation of a Housing Cooperative Formation Service to assist community groups and County residents in the formation of Housing Cooperatives of varying types for properties and housing preferred by the group in question.
- ° Consideration of the use of State and Federal funds for predevelopment activities and site preparation and to construct infrastructure for mobile home park cooperatives.
- ° Consideration of the feasibility of extending the existing mortgage revenue bond program currently used for single family dwellings to include mobile home park cooperatives and apartment complexes.
- ° Consideration of the establishment of leasing cooperatives to provide a framework for transition to housing cooperative ownership of apartment buildings for low income County residents.



Objective: Study the formation of housing cooperatives as an alternative form of home ownership within Fiscal Year 1985-1986.

Responsible Agencies: Planning Department and Housing Authority in cooperation with the Administrative Office, County Counsel and County Department of Housing and Community Development.

Financing: Department budgets.

B.7. Program - Density and Design Incentives for Lower Cost Housing Development

The County will continue to encourage and facilitate the voluntary development of a variety of lower cost housing throughout the County by establishing and providing developer incentives.

In support of this intent, the County adopted the R-6 Residential Incentive Zone (Ordinance 348, Section 8f) with the following general provisions: increased densities, reduced lot sizes, flexible or relaxed design standards, and priority permit processing.

In exchange for utilizing these incentives, the developer complies with pricing options which are designed to provide lower cost housing.

The zone is intended for application with the following circumstances:

- ° Use in locations where basic services such as water, sewer, circulation and utilities exist or can be reasonably extended.
- ° Application in conjunction with an approved development plan, including any necessary land division maps, plot plans, floor plans, and elevations.
- ° Applications to single-family, multiple-family and planned residential developments, mobile homes on permanent foundations, and apartment house developments. Subsequent applications for conversions of apartments to condominiums must be approved by the Board of Supervisors as consistent with the intent of the original approval to provide affordable housing.

The County will evaluate annually and amend as necessary the R-6 Residential Incentive Zone and related ordinance provisions, to ensure that they continue to encourage and facilitate a variety of lower cost housing throughout the County. The initial evaluation will include the following:

- ° Assessment of the success of the zone in providing affordable housing for low, moderate, medium and upper income groups in the County. Update of the County average home sales price and median income figures used for determining R-6 project sales prices. Consideration of strengthening pricing criteria to ensure that projects are affordable to households with incomes below the upper income group, and consideration of the use of monthly or annual income levels to determine the sales prices of affordable R-6 dwelling units.

- ° Assessment of the use and impacts of the zone in various parts of the County. Consideration of locational criteria to promote project proposals in all suitable areas of the County and to avoid over-impaction of any one area.
- ° Assessment of the success of the zone in providing for a variety of housing types, including rental apartments, as well as single-family and mobile home developments, multiple-family and planned residential developments. Consideration of additional criteria to promote a variety of housing types.
- ° Assessment of how the zone provides for the affordable housing needs of Riverside County residents compared with providing for the housing needs of other southern California counties and residents. Consideration of additional criteria to ensure that the R-6 zone addresses County affordable housing needs.

Objectives: Study ordinance provisions in Fiscal Year 1984-1985 for the provision of more housing units selling and renting in an affordable price range; annual report on the effectiveness of ordinance provisions; facilitate the development of 5,000 low-cost dwelling units over five years.

Responsible Agencies: Planning Department, in coordination with the Department of Building and Safety.

Financing: Department budgets.

#### B.8. Program - Priority Processing for Low-Cost Housing Projects

The County will continue to provide priority processing of County permits as an incentive for affordable housing projects which implement Housing Element programs. Processing procedures will be coordinated among all County departments involved in the review and/or issuance of permits related to the project. Departments involved may include the County Department of Housing and Community Development, Housing Authority, Department of Building and Safety, Environmental Health Services Division, Fire Department, Road Department, Flood Control District and the Planning Department. Applicable low-cost housing projects will be identified by the County Department of Housing and Community Development, Housing Authority and the Planning Department. The following projects should receive priority processing:

- ° Housing Authority sponsored projects
- ° County Department of Housing and Community Development sponsored projects
- ° R-6 (Residential Incentive) Zone projects
- ° Projects that implement the Category V affordable housing provisions
- ° Other projects which would produce housing affordable to low and moderate income households (as defined in Housing Element glossary)

This program will assist developers in meeting agreed upon permit processing timetables thus enabling them to meet contract commitments, reduce carrying costs and other time-related overhead.

The Planning Department will also assist the County Department of Housing and Community Development, Housing Authority and individual developers/sponsors of low and moderate income housing projects in site selection, site analysis and general problem solving as the applications are processed.

Objective: Provision of more housing units selling at a rate affordable to low and moderate income households.

Responsible Agencies: Planning Department, Housing Authority, and County Department of Housing and Community Development will identify projects and convene the reviewing departments.

Financing: Department budgets.

#### B.9. Program - Review of County Ordinances and Procedures

The County will review existing ordinances and procedures on an on-going basis in a continuing effort to determine methods for reducing housing costs.

The review of ordinances will include consideration of greater design flexibility and changes to development standards to reduce housing costs. The coordination among County departments and their review and processing of development projects will also be evaluated to determine if measures can be taken to streamline the process. One suggestion which should be considered is the hiring of temporary consultants for some County review functions when a large workload is building into a backlog.

Program implementation will utilize continued County participation with the Riverside County Coordinating Committee and the Desert Streamlining Committee as established forums for public and private sector interaction. County Coordinating Committee input may include identification and review of proposed revisions to ordinances, development permit procedures, and case processing procedures. Participation from the Desert Streamlining Committee may include review of proposed ordinance revisions and review of recommendations to streamline procedures for processing development permits.

Objective: Review of County ordinances and permit processing procedures on an ongoing basis.

Responsible Agencies: Planning Department, Department of Building and Safety, Road Department, Flood Control District, Fire Department, and Environmental Health Services Division in cooperation with the Riverside County Coordinating Committee and Desert Streamlining Committee.

Financing: Department budgets.



#### B.10. Program - Incentives for Multi-Family Rental Housing Development

The County will study the feasibility of amending existing residential zoning provisions or enacting a new zone to provide increased density or other incentives to developers of multi-family rental housing.

The study will provide an assessment of the existing rental stock in the unincorporated County area, including rental apartments and single family units.

An evaluation of incentives will include consideration of the following provisions to encourage the voluntary development of multi-family rental housing:

- ° Increased density provided in exchange for development of multi-family rental housing. The County's Land Use Ordinance No. 348 would establish the density provisions. The density could vary based on the project, site, location and size. Higher densities could be permitted for projects proposing housing targeted for special needs groups identified in the Housing Element.
- ° Priority use of available Federal, State or local housing and infrastructure assistance funds and technical aid in obtaining subsidies or working with non-profit organizations could be provided to developers of multi-family rental housing.
- ° Reduced development standards could be provided where this would not impair public health, safety or welfare.
- ° Priority review of project applications by County departments and agencies.

Additional provisions to be studied include the following:

- ° Concurrent submittal of specific project permit applications along with zone change requests and expanded application requirements.
- ° Site location guidelines for proximity of projects to public facilities and services and for prevention of oversaturation of a neighborhood or community with multi-family rental units.
- ° Consideration of criteria necessary to attain and maintain a stock of affordable rental housing. Examples of the type of controls include designation of a percentage of the increased density to be set aside for rental to low and moderate income households and establishing the maximum rent of affordable units on an annual basis so that rents do not exceed 30 percent of the gross monthly income for moderate income households, using household size which corresponds to unit size.
- ° Requirement for expedited timeframe for beginning of project construction. (This provision should be studied in conjunction with locational guidelines for projects mentioned above.)



Objective: Provision of increased multi-family rental housing. The feasibility study will be initiated upon adoption of the Housing Element and presented to the Board of Supervisors within Fiscal Year 1985-1986.

Responsible Agencies: Planning Department, in coordination with the Department of Development, Housing Authority, and County Department of Housing and Community Development.

Financing: Department budgets.

#### B.11. Program - Category V Affordable Housing Provision

The Land Use Element has established the Category V Planned Community Land Use Category to provide for new large-scale planned communities with a balanced mix of land uses, densities and housing types. The Land Use Element has the following Category V housing provisions.

In exchange for receiving a County approval of a Category V development plan which may create a designation for significant densities and provide an overall number of residential units in the hundreds or thousands, developers provide a commitment for developing a portion of the project as affordable housing. Developers prepare a project housing plan to detail the provision of housing for all income ranges based on identified housing needs created by the large-scale urban development. Not less than 25 percent of the housing units must be affordable to low and moderate income households. At the end of each three-year period from the time of approval of the plan, at least 25 percent of the housing units completed or under construction shall be affordable to low and moderate income households.

The County will initiate a study to prepare further information and more defined guidelines for acceptable options which are available for meeting these Category V affordable housing provisions. As the provisions are presently adopted, a developer explains in the project housing plan how the project will provide 25% of the units affordable to low and moderate income households. For purposes of this program, the State of California's definition for low and moderate income households is utilized which includes households earning up to 120% of the areawide median income. The study will reconsider the percentage requirement and examine mechanisms other than the actual building of the affordable units as a part of the project, which will be considered for their potential as methods for meeting the Category V commitment toward affordable housing. The study will include review and recommendations of the following possibilities as methods of meeting the Category V housing provisions in total or in part:

- ° Reconsideration of Category V requirement that 25% of units be affordable to low and moderate income households.
- ° Transfer or assignment of the affordable housing requirement to another site or sites, developer or developers or a joint venture on behalf of or with several proposed developments in close proximity.

- ° Donation of improved lands subject to dispersal criteria to the County or County's designee to be held for future affordable housing development or disposition at a predetermined time.
- ° Proposal of a separate project to provide the low and moderate income housing.
- ° Proposal of payment of in-lieu fees.
- ° The use of housing assistance subsidies and joint ventures with County or non-profit housing corporations.

Objectives: Further define Category V housing provisions to aid developers in providing additional affordable housing in Category V projects. Study and proposed guidelines will be completed within Fiscal Year 1984-1985.

Responsible Agencies: Planning Department, in consultation with the County Department of Housing and Community Development, and Housing Authority.

Financing: Department budgets.

#### B.12. Program - Mobile Homes in Single Family Zones

The County has expanded the mobile home provisions in Ordinance 348 (Land Use Ordinance) to permit the location of mobile homes in single family residential zones. This is intended to broaden the ability of County residents to utilize this type of affordable housing.

Previously, mobile homes have been permitted in several County land use zones and exclusively permitted in the R-T Zone (Mobile Home Subdivisions and Mobile Home Parks), and R-T-R Zone (Mobile Home Subdivision-Rural).

In response to legislation which amended the California Government Code (Section 65852.3 and 65852.7), the County extended the permitted uses of mobile homes as follows:

- ° Mobile homes on permanent foundations are permitted in single family residential zones when they are determined to be compatible for such use.
- ° Mobile home parks are permitted in all residential zones with an approved conditional use permit. This ordinance change also provides for the development of park standards, and density bonuses with a special finding.

Objectives: Provide expanded opportunities for affordable mobile home housing, process approximately 650 Certificates of Mobile Home Compliance applications.

Responsible Agencies: Planning Department and County Counsel.

Financing: Department budgets.

#### B.13. Program - Second Units in Single Family Zones

The County has amended Ordinance 348 to permit second units on residential lots zoned for single family or multi-family residential use, subject to the issuance of a second unit permit. This ordinance or provision was made in response to State legislation promoting additional housing opportunities for elderly relatives and rental purposes.

The Ordinance requires a second unit permit for both attached and detached units; compatibility with existing development in the surrounding area; minimum parcel size of 7,200 square feet, and standards for other parcel sizes; compatible setbacks; maximum unit size to ensure the status of the unit as secondary to the main unit; and adequate water, sewage disposal and circulation capacities.

The County will continue to implement second unit provisions as a means of providing additional affordable housing for family members, senior citizens, handicapped persons, and renters.

The use of these provisions will be monitored countywide and changes made to the ordinance as needed. If it is determined that areas or communities in the County would have an adverse impact on health, safety or welfare due to increased densities from extensive development of second units, such areas will be exempted or otherwise limited by the ordinance provisions.

Objectives: Provide additional affordable housing for special needs groups and renters; process approximately 300 Second Unit Permits.

Responsible Agencies: Planning Department and County Counsel.

Financing: Department budgets.

#### B.14. Program - Flexible Parking Standards for Multi-Family Housing

The County will review Ordinance 348 (Section 18.12) to determine if the requirements for the size and number of parking spaces in multi-family housing projects could be relaxed in consideration of reducing housing costs.

The ordinance review should assess whether reduced parking space standards would be appropriately reflective of current and projected automotive needs, due to a trend toward smaller vehicles. In addition, an evaluation should be made to ascertain if projects targeted for special needs groups, such as the elderly and the handicapped, can demonstrate the need to provide reduced parking spaces provided that public transportation is available and accessible in the immediate vicinity. The study will also assess whether requirements for bus shelters might be required in exchange for a reduction in parking standard requirements.



Objectives: Reduced parking costs for multi-family housing projects. Ordinance review to be completed within Fiscal Year 1985-1986.

Responsible Agencies: Road Department and Planning Department.

Financing: Department budgets.

#### B.15. Program - Funding For Home Energy Cost Reductions

The County will continue to seek all available Federal, State, private, and utility funds to develop home energy conservation programs for County residents in an effort to reduce home energy costs. These efforts are further described in Environmental Hazards and Resources Element, Energy Resources Section, Program 1 - Energy Conservation and Program 2 - Comprehensive Energy Plan. Energy conservation programs may be oriented toward conservation practices; retrofitting existing buildings with energy conservation devices; and the design of energy efficient buildings.

The County is presently implementing the following specific energy conservation programs:

Low-Income Weatherization Program: Weatherization services are provided for families with incomes less than 130% of the poverty level as defined by HUD. Services extend up to \$1,000 in materials and labor. The weatherization program is comprised of the following components:

- ° Department of Energy Weatherization Program
- ° Low-Income Home Energy Assistance Program
- ° Southern California Gas Direct Weatherization Program

Energy Class "B" Audit Program: Home energy audits are available for low-income County residents. Program implementation is coordinated with community-based organizations.

Energy Conservation Education Program: Conservation education is provided for low-income residents of the County. Program implementation includes the following components:

- ° Energy Wastrels Skit: A participant energy conservation skit performed in the classroom for elementary school children.
- ° Home Energy Party: An energy conservation seminar presented in a "home party" format which includes literature, door prizes and active participants.



The Housing Authority has been involved in the past few years with a State energy conservation program to install solar energy equipment for water heating on public housing units. One hundred sixty-two units have been solarized countywide in the last three years through this program. The future of this program is in doubt and is dependent on continuation of State funding.

Objectives: Five-year objectives are provided below for the number of households that may be assisted by each program.

Low-Income Weatherization Program		Energy Class "B" Audit Program
Elderly	131	Complete approximately 25-200 audits by December, 1984; program may be terminated due to funding constraints.
Handicapped	26	
Small Family	300	
Large Family	75	
TOTAL HOUSEHOLDS	532*	

\* This figure may represent a duplicated count of the number of households which may be assisted by this program. For example, an elderly, small household may be represented in both the elderly household category and the small family household category.

Energy Conservation Education Program  
Assist approximately 1,125 low income people.

Responsible Agency: Department of Community Action

Financing: The Low-Income Weatherization Program is funded by the Department of Energy Weatherization Program, Low-Income Home Energy Assistance Program and the Southern California Gas Direct Weatherization Program. The Energy Class "B" Audit Program is funded by the Southern California Gas Company. The Energy Conservation Education Program is funded by Community Services Block Grant program.

#### B.16. Program - Building and Design Standards for Residential Energy Conservation

The State legislature created the California Energy Commission in 1974, and the Commission subsequently adopted energy conservation standards for new residential buildings in 1977. In an effort to provide energy conservation and greater flexibility in meeting these standards, the standards were revised (effective June, 1983) and are currently referred to as Title 24 of the California Administrative Code.

In Riverside County, all building plans for residential units are examined by the Department of Building and Safety to insure that design and construction features comply with Title 24 standards. Additions and alterations must also comply with Title 24 standards if the heated and cooled floor space of the building is increased.

In addition to Title 24 standards, the Planning Department, through the provisions of the Comprehensive General Plan (Environmental Hazards and Resources Element, Energy Resources Section), encourages the use of solar energy for water heating in all residential, commercial and industrial projects.

Objectives: Reduce energy costs of housing for County residents, and conserve energy resources.

Responsible Agencies: Department of Building and Safety and Planning Department.

Financing: Department budgets.

#### B.17. Program - Density Provisions for Efficient Growth

The County will continue to promote orderly and efficient growth by providing for higher density development in in-fill situations and areas where services and infrastructure exist or will exist in the near future.

The Comprehensive General Plan Land Use Element has established five Land Use Categories (I-Heavy Urban, II-Urban, III-Rural, IV-Outlying Area, and V-Planned Community). These Land Use Categories have density ranges based on development standards for water, sewer, circulation and land use compatibility, and are consistent with planning area growth forecasts. The Category provisions recognize the housing needs of the County and the appropriateness of higher density development in areas with adequate infrastructure and limited environmental concerns. Comprehensive General Plan density provisions are implemented through County review and approval of new development proposals and through planning for infrastructure.

Additional land use standards which may be established through the on-going preparation of Community Plans will continue to recognize County housing needs and goals for orderly and efficient future growth. The Housing Lands Inventory (Housing Element Section D) will provide additional information about areas suitable for residential growth based on physical conditions, infrastructure availability, and zoning.

Objectives: On-going direction of new development to occur in an orderly and cost efficient manner.

Responsible Agencies: Planning Department, in coordination with the Administrative Office: Growth Fiscal Impact Task Force (GROFIT), Department of Building and Safety, Road Department, Environmental Health Services Division, Flood Control District, and Fire Department.

Financing: Department budgets.

## C. HOUSING OPPORTUNITY

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### HOUSING OPPORTUNITY - ISSUES

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Not all residents of Riverside County have the same access to decent housing adequate for their individual needs. Low and moderate income people have a much more limited ability to obtain decent housing since they must select from a limited supply at a narrow price range. Apart from providing housing opportunities affordable to all income groups, the County needs to identify and address the housing needs of special needs groups, such as farm workers, minority persons, the elderly and handicapped.

Riverside County's agricultural areas experience seasonal influxes of thousands of migrant farm workers. These workers suffer some of the worst housing conditions in the County albeit on a temporary basis. Due to the severity and complexity of the problem, an issue report on Farm Worker Housing in Riverside County is provided as an appendix.

Historically, ethnic minorities, the aged, female headed households, and families with children have in some instances encountered limited housing opportunity. Some in these groups have below average income levels, further complicating their housing problems.

The Rumford Fair Housing Act prohibits discrimination due to race, color, religion, sex, marital status, national origin, ancestry or physical handicap. This applies to the rental, lease, sale or financing of any residential dwelling except for an individual room in an owner's house. The Unruh Civil Rights Act prohibits discrimination on the basis of a person's race, color, sex, national origin, religion, or ancestry in the provision of goods and services including the business activities of landlords and real estate brokers with respect to the sale of housing.

The Fair Employment Practices Commission (FEPC) is empowered to receive complaints of housing discrimination and may take any action necessary to correct the incident of discrimination in question including ordering the sale or rental of the housing (or comparable housing), ordering financial assistance, or awarding payment to the complainant of actual damages and punitive damages up to \$1,000.



Housing segregation is less widespread in unincorporated Riverside County than in major cities in California, although many rural communities in the County do have concentrations of minority people and elderly persons. To some extent, this concentration is a matter of choice in being with those of similar age, background, national or regional origin and lifestyle. Housing segregation does exist to some extent in unincorporated Riverside County, however statistics on housing discrimination are not available. To the extent that discrimination does occur, actions should be taken to identify and correct the problem.

The following policies and programs have been initiated to address the housing needs and opportunities of special needs groups. The County currently has no central agency that investigates and takes action on housing discrimination complaints.

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#### HOUSING OPPORTUNITY - POLICIES

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1. Promote equal housing opportunity.
2. Promote adequate opportunities for decent, safe and sound housing for the elderly, disabled and handicapped, minorities, farm laborers, single parent households, and the student and military populations.
3. Promote accessibility for the disabled and handicapped in residential developments.

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#### HOUSING OPPORTUNITY - PROGRAMS

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##### C.1. Program - Funding for Special Needs Housing

The County will seek and utilize all available funding programs for the rehabilitation and construction of dwelling units in an effort to accommodate the housing needs which are unique to special needs groups which include the disabled and handicapped, the elderly, minorities, farm workers, single parent households, students and military personnel. Changes in State and Federal grants and loan programs will be closely monitored, and new funding sources for special needs groups will be actively pursued.

Some of the housing needs of special needs groups are associated with the inability to afford safe and decent housing due to their low income economic status. Thus, many of the conservation and affordable housing programs provide a significant amount of housing for special needs groups, particularly the elderly and handicapped. A list of these programs are referenced under Program 1 in the "Conservation of Housing and Communities" section and Programs 1 through 6, 15 and 16 in the "Affordable Housing" section. An additional program is the Aftercare Housing Program which provides rental subsidies for mentally and physically handicapped persons.



Objectives: The quantified objectives for the number of households that may be assisted under this program coincide with the objectives referenced under Program 1 in the "Conservation of Housing and Communities" section and Programs 1 through 6, 15 and 16 in the "Affordable Housing" section as they relate to special needs groups. In addition, 12 households will be assisted through the Aftercare Housing Program.

Responsible Agencies: Housing Authority and County Department of Housing and Community Development.

Financing: HUD, Farmers Home Administration, Community Development Block Grant funds and department budgets.

### C.2. Program - Housing Referral Service

Housing information and referral services will continue to be provided for low and moderate income persons and the elderly on an as-needed basis. Individuals seeking housing advice, counseling and other types of assistance will be referred to public agencies, community-based organizations and other service providers of the requested service or assistance.

Objective: Continue to provide information and referral services on an as-needed basis.

Responsible Agencies: Department of Community Action, County Department of Housing and Community Development, Housing Authority and Office on Aging.

Financing: Department budgets.

### C.3. Program - Mobile Home Park Rent Mediation

A significant number of mobile homes in Riverside County are located in mobile home parks. Moreover, many of the mobile home parks have provided established residences for many County residents for a number of years. Unlike apartment tenants or residents of other rental properties, mobile home park residents make a substantial investment in a residence for which space is either rented or leased. Consequently, the removal or relocation of a mobile home due to an increase in rent for a space is generally accomplished at a substantial cost.

In view of this situation, the County has implemented County Ordinance 606 which establishes a Mobile Home Rent Review Commission. The Commission is responsible for arbitrating disputes between mobile home tenants and park owners over proposed rental increases. The program provides voluntary mediation at the park level and affects all mobile home parks located in the unincorporated County.

Objectives: The County will continue to provide mediation services for cases which are appealed to the Mobile Home Rent Review Commission.

Responsible Agency: County Administrative Office

Financing: Department budget.

#### C.4. Program - Protection of Mobile Home Park and Apartment Tenants

In an effort to protect mobile home parks and apartment tenants, the County shall consider amendments to the zoning ordinance regarding conversions of mobile home parks and apartments to other uses.

When a mobile home park conversion is proposed, the ordinance would require the subdivider to file a report which addresses the impact of the conversion upon displaced residents and whether there are adequate and available replacement spaces. This report is based on provisions in the State Subdivision Map Act (Section 66427.4).

When apartment conversions are proposed, the ordinance would require that at least 60 days prior to the filing of an application for the conversion, the subdivider would submit the proposed plan to all existing tenants and a notice to persons applying for rentals which details the owner's plan to file a tentative map or convert the building to a condominium, community apartment or stock cooperative project. This report is based on provisions in the State Subdivision Map Act (Section 66452.8 et. seq.).

Objective: Proposed amendments shall be submitted to the Board of Supervisors within Fiscal Year 1986-1987.

Responsible Agency: Planning Department.

Financing: County department budget.

#### C.5. Program - County Coordination on Farm Worker Housing Issues

County departments and agencies will work together on an ongoing basis to identify farm workers housing problems and develop solutions to address the problems. Activities will include research to better establish the scope of the problem and coordination with farm workers, growers, agencies and groups involved with farm worker housing in Riverside County.

Research on farm worker housing should be focused on the following areas:

- ° Identification of geographical areas of housing need within the three primary agricultural regions of the County;
- ° Quantification of the number of resident farm workers that are ill-housed based on overpayment, overcrowding and substandard structures;
- ° Estimation of the number of migrant farm workers that are ill-housed by time of year, duration of stay in the County and geographical region; and
- ° Research of the possible alternative housing forms and means of housing development for migrant and resident farm workers.

Coordination of efforts in support of farm worker housing improvements should occur in the following ways:

- ° Cooperation among County departments and agencies involved in housing;
- ° Participation in meetings with farm workers through community-based organizations and local housing coalitions; and
- ° Active participation in meetings with the Coachella Valley Association of Governments Housing Committee, the Southern California Association of Governments and other agencies concerned with the provision of farm worker housing.

The above research activities will include the consideration of the following activities as possible future programs:

- ° A self-help program whereby farm workers work collectively to construct their own homes or rehabilitate existing housing to reduce the cost of housing with the technical guidance of the County;
- ° Further use of State and Federally funded programs for the rehabilitation of substandard structures;
- ° Establishment of a technical assistance service provided by the County to help local residents establish housing and mobile home park ownership cooperatives;
- ° Acquisition of land by the County for the purposes of constructing low-cost housing for farm workers under a County land bank;
- ° Further use of Federal and State Funds to construct low cost resident farm worker housing; and
- ° Further use of Federal and State Funds to construct temporary housing for migrant farm workers.

In that the housing needs and conditions of farm laborers is a critical issue in Riverside County, the County will regularly monitor legislative activities at the State and Federal level and actively support legislation for farm worker housing through letters of support, contact with State government representatives and correspondence with the California Coalition for Rural Housing. Discussion of these legislative activities will be provided in the Annual Housing Status Report. The Housing Technical Advisory Committee shall maintain active records of changes in State and Federal grants that apply to farm workers housing.



Objectives: Establishment of an action oriented farm worker housing program in Riverside County including the creation of community coalitions, a series of public meetings, maintenance of an up-to-date data base and the establishment of new programs to meet identified needs. Initiation of program upon adoption of the Housing Element in Fiscal Year 1985-1986.

Responsible Agencies: Planning Department in coordination with the County Department of Housing and Community Development, Housing Authority, Department of Community Action, Department of Building and Safety, and Environmental Health Services Division.

Financing: Department Budgets.

#### C.6. Program - Review of County Regulations on Farm Worker Housing

The County will review the General Plan Land Use Element and Open Space and Conservation Map, County Ordinances 348 and 460, and the County's Building Code to ensure that land use regulations permit an adequate supply of housing to meet the farm worker housing needs of the area.

The County will identify areas where farm worker housing is of inadequate supply within the Coachella Valley, Alessandro District, and Palo Verde Valley. The applicable community plans and policies, land use element, Open Space and Conservation Map, zoning and land division ordinances, and building codes shall be reviewed to identify sections of these regulations that may unnecessarily impede the construction of farm worker housing. Throughout this process, the need for alternative and temporary housing forms shall be considered. Amendments and/or revisions to County regulations shall be undertaken as necessary and appropriate.

Objectives: Review of land use regulations shall be undertaken in the Coachella Valley, followed by the Alessandro District and the Palo Verde Valley. Initiate program and present findings to Board of Supervisors in Fiscal Year 1985-1986.

Responsible Agencies: Planning Department and the Department of Building and Safety.

Financing: Department budgets.



#### C.7. Program - Fair Housing Program

In order to promote and facilitate the achievement of the goal of fair housing, the County will implement a comprehensive fair housing program. The intent of the program will be to reduce, remedy and prevent housing discrimination and other impediments to equal housing opportunities. The program will be comprised of the following components:

- ° Community outreach and education on rights and responsibilities of home seekers and landlords relative to fair housing laws;
- ° Affirmative action workshops conducted for the housing industry relative to fair housing laws;
- ° Landlord/tenant counseling and mediation; and
- ° Investigation, referral and prosecution of housing discrimination complaints.

A subcommittee created from the Housing Technical Advisory Committee will conduct a feasibility study in order to accomplish the following objectives:

- ° Assess and document the nature and incidence of housing discrimination complaints filed in Riverside County;
- ° Identify, define and evaluate various fair housing strategies that should be considered for implementation and that will effectively implement the aforementioned program components; and
- ° Assess funding opportunities that are available for implementing and maintaining a fair housing program specifically through the use of HUD funds and CDBG entitlement monies.

The findings of the study will be presented to the Board of Supervisors with recommendations regarding program implementation, funding and agency responsibility.

Objectives: Submit findings of the study to the Board of Supervisors within Fiscal Year 1984-1985. Initiate and implement program within Fiscal Year 1985-1986.

Responsible Agencies: County Department of Housing and Community Development and Planning Department in conjunction with the Department of Community Action, Housing Authority, Department of Development, and Administrative Office.

Financing: Department budgets.

#### C.8. Program - Residential Accessibility

All Riverside County sponsored or funded projects shall be reviewed to ensure the accessibility of residential units to disabled persons. This would include those residential units rehabilitated through Programs 1, 2, 3 and 6 under "Conservation of Housing and Communities", and those units constructed through Programs 1, 2, 3, 4, 5, 10, 11 and 15 under "Affordable Housing". Programs 7, 8 and 9 under "Affordable Housing" and Program 3 under "Housing Supply" can be utilized to promote the accessibility of residential units. Private development projects shall also be reviewed to ensure accessibility.

Title 24, Chapter 2-71 California Administrative Code "Site Development Requirements for Handicapped Accessibility", contains special requirements that relate to accessibility. At a minimum, the following should be reviewed for each project:

- ° Site development and grading shall be designed to provide access to primary entrances from normal paths of travel.
- ° Where apartment complexes and planned residential developments propose community parking areas, sufficient handicapped parking spaces for residents and guests shall be provided.
- ° Curb ramps shall be provided at each corner of street intersections and where a pedestrian way crosses a curb.
- ° Where a pedestrian grade separation (overpass, underpass) is proposed, cross slope of walking surfaces shall be the minimum possible, but not to exceed  $\frac{1}{4}$  inch per foot.

To ensure consistency between the public and private sector and between County Departments, the Housing Technical Advisory Committee in conjunction with the Building Industry Association, County Coordinating Committee, Desert Streamlining Committee and the Development Disabilities Area Board No. 12 will develop guidelines to implement Title 24. Additionally, any problems which are pertinent to Riverside County can be reviewed and addressed.

Objective: To increase accessibility of residential units for disabled individuals. The development of guidelines will be accomplished within Fiscal Year 1984-85.

Responsible Agencies: Planning Department and Department of Building and Safety.

Financing: Department budgets.

#### C.9. Program - Shared Housing

Shared Housing, a Riverside Experience (SHARE) is a newly incorporated, nonprofit entity developed to promote homesharing. Shared Housing is a voluntary arrangement between participants offering alternatives to persons unable to afford to maintain safe and suitable housing. The primary objective is to facilitate the matching of seniors who want to share housing. Home sharing is not limited to the elderly or just to two people. Yet, for many older people, sharing is a viable answer to housing, companionship, and security needs.

The City of Riverside and County of Riverside participate in this program, and expansion of the program network to the Lake Elsinore and Cathedral City/Palm Desert areas is anticipated.

Objectives: To increase housing opportunities for senior citizens and other County residents through shared housing. For Fiscal Year 1984-1985, the objective is to set up 153 shared households within the City of Riverside and County unincorporated area households. The number of households created within the County unincorporated area cannot be accurately determined. It is dependent on the number of home owners within the County unincorporated area willing to participate in the program. Continuance of the project is dependent on funding.

Responsible Agency: Office on Aging

Financing: Older Americans Act Fund (Title IV B and Title V) and CDBG funds with matching money from the County of Riverside and City of Riverside.

#### C.10. Program - Emergency Shelter Assistance

Emergency shelter assistance is provided for persons and families needing emergency shelter. Program activities include information and referral services and coordination with community-based organizations, charitable organizations and religious organizations that directly provide emergency shelter assistance.

The program coordination component will be expanded whereby the County will assist community groups in generating and developing resources to fund emergency shelter projects through the following activities:

- ° Provide assistance in identifying funding sources;
- ° Interact with funding sources in order to facilitate financial assistance for interested groups;
- ° Provide technical assistance with funding applications; and
- ° Generate letters of support for emergency shelter projects.

Objective: Facilitate coordination between the County and community groups to implement emergency shelter assistance programs in the unincorporated County.

Responsible Agencies: Office on Aging, Department of Community Action, and Department of Public Social Services.

Financing: Older Americans Act and Community Services Block Grant Local Initiative Program.



## D. PROVISION OF HOUSING SITES

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### PROVISION OF HOUSING SITES - ISSUES

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An important way that County government is involved with housing is through the identification of the future development potential of land. This is done by applying Comprehensive General Plan Land Use designations and zoning designations to property within the unincorporated County area as guidelines for future growth.

The Comprehensive General Plan Land Use Element identifies land as appropriate for Heavy Urban, Urban, Rural, Outlying or Open Space type of uses. Each of these designations carries with it a variety of permitted land uses, including housing development, commercial, industrial, mixed uses, or conservation area. These uses are designated on the basis of the physical conditions of the property, availability of public facilities and services such as water, sewer and roads, and compatibility with existing development and community in the surrounding area. Zoning identifies more specific types of residential, commercial, industrial or open space land uses, and other standards and requirements for property development.

Pursuant to recent amendments in the State planning and zoning laws, local governments must utilize these land use controls in a manner to ensure that sufficient development opportunities for housing are provided which will accommodate the locality's share of regional and State housing needs.

The California Government Code also requires the County Housing Element to contain an inventory of land suitable for residential development. The land inventory has a threefold purpose:

- ° Identify the number and location of suitable sites with limited environmental constraints which will facilitate the development of a variety of housing;
- ° Provide an analysis of the relationship of suitable sites to zoning for determining the number of dwelling units that can be constructed;
- ° Provide an analysis of the availability of public facilities and services to suitable sites.

Development of the Housing Lands Inventory for Riverside County is in progress to identify suitable sites for residential development, as described in the programs below and Chapter VI.

The Housing Lands Inventory is an informational tool, and should not be construed as a general plan designation only allowing residential development at certain densities. The Comprehensive General Plan Land Use Element provides land use category designations which permit a variety of different land uses, including residential, commercial, industrial and others. The Inventory is utilized to evaluate the effectiveness of the

Comprehensive General Plan and the Land Use (zoning) Ordinance in providing sufficient sites to accommodate a variety of housing to meet the projected needs of all income groups.

Through use of the County's environmental and public facility maps, zoning and assessor's information, and development monitoring system, an inventory of suitable residential sites and housing development potential is determined for urban areas, rural areas, specific plan areas, County-owned lands, and redevelopment areas. With the urban and rural area inventories nearly completed, suitable sites have been identified which could accommodate a potential for 169,412 housing units in the unincorporated County in the next five years; more than is needed to meet projected housing needs. This data indicates that the County is not constraining housing development through its general plan and zoning ordinance.

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#### PROVISION OF HOUSING SITES - POLICIES

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1. Identify areas of the County with adequate infrastructure and limited environmental concerns that are most suited for housing, especially lower cost and higher density housing.
2. Establish a system to maintain an inventory of buildable lots with limited environmental constraints, current and planned infrastructure and appropriate zoning for the provision of sufficient housing sites.

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#### PROVISION OF HOUSING SITES - PROGRAMS

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##### D.1. Program - Housing Lands Inventory

The County will continue to maintain a Housing Lands Inventory in conjunction with the Comprehensive General Plan Mapping System and the County's Development Monitoring System.

The Inventory provides information about suitable sites for housing development through the collection of data concerning environmental conditions, levels of infrastructure and public services, zoning, existing development, and current development activity. The Inventory, along with the Mapping System and Development Monitoring System, has two primary purposes:

- ° To aid in long-range County planning for land uses, infrastructure and services, environmental protection, and housing development.
- ° To aid in short-term decision-making on proposed land uses by County officials, service purveyors, developers and citizens.

The Housing Lands Inventory identifies buildable parcels for residential development within four component areas of the unincorporated County (each described in detail in Programs 2, 3, 4 and 5):

- ° Urban and Rural Areas
- ° Specific Plan Lands
- ° County-Owned Lands
- ° Redevelopment Areas

The identification of parcels as suitable for residential development is not to be construed as a general plan designation of these sites for residential land use. The inventory is intended to be informational only. The Comprehensive General Plan Land Use Element has established five Land Use Categories, each permitting a variety of different land uses including residential uses, and that Element should be consulted for the Land Use Designation.

The Comprehensive General Plan Mapping System, described in the Mapping System and Background Data Element, provides Information Maps of existing conditions as well as Policy Maps of land use designations. The Information Maps convey existing administrative boundaries, parcel boundaries, land uses, public facilities, environmental resources and constraints, and these maps are updated as conditions change. The Policy Maps show the location of required policy applications for open space and conservation uses and lot sizes, circulation improvements, community policies, and population forecasts. This mapping system provides geographic information that constitutes the basis of the Housing Land Inventory analysis of buildable sites.

The Development Monitoring System (DMS), described in Program 5 of the Regional Element, tracks development activity including project submittals, approvals and recordations of permits for land divisions, zone changes, plot plans, use permits and building activity. In conjunction with the base information of the Housing Lands Inventory, the DMS is useful in updating growth forecasts, planning for public facilities and services, assessing environmental and fiscal impacts, and designating future land uses. The DMS is also a valuable tool for providing an assessment of the cumulative impacts of incremental development proposals and activities on public facilities and the environment of an area.

The County will continue to coordinate among departments and agencies to consolidate the components and expand the computerized capability of these information systems to provide for wider and more useful applications of the information.

Objectives: Ongoing utilization and improvement of the Housing Lands Inventory, Comprehensive General Plan Mapping System and Development Monitoring System.



Responsible Agencies: Planning Department, Department of Building and Safety, Assessor's Office, Administrative Office (Growth Fiscal Impact Task Force), Data Processing Department, in coordination with other departments and agencies as needed.

Financing: Department budgets.

#### D.2. Program - Inventory of Residential Sites in Urban and Rural Areas

The County will continue to maintain and improve an inventory of potential residential sites in urban and rural areas as a component of the Housing Lands Inventory. This inventory identifies lands in urban and rural County communities which are suitable for residential development based on an analysis of environmental constraints, public service availability and existing zoning.

Urban community boundaries are identified by Federal Census criteria (Urbanized Areas and places of 2,500 or more inhabitants), and rural communities are identified through Comprehensive General Plan Land Use Profiles. The remaining County territory is considered outlying rural areas.

The Comprehensive General Plan Mapping System is used to analyze potential residential sites for environmental constraints such as flooding, earthquake hazard, fire hazard, steep slopes, noise, or significant resources such as agriculture, wildlife, historic, prehistoric or scenic resources. The maps are also used to analyze public facility and service availability for circulation, water service, sewage collection and disposal, solid waste disposal, fire protection, sheriff service, schools, and utilities.

Potential residential sites are further identified by compiling the assessor's numbers of parcels that have assessor's codes reflecting specified existing land uses of vacant, residential, or certain agricultural uses.

Assessor's Map Books are then reviewed to determine current zoning on the property, and those parcels with specified residential zoning are included in the inventory.

The final inventory of suitable residential sites in urban and rural areas classifies parcels by Assessor's Map Book page with the following information: zoning; number of potential dwelling units as permitted under general plan designation, zoning, and existing and proposed developments; infrastructure and service availability; and environmental constraints.

Objectives: A complete inventory of all potential residential sites in urban and rural areas will be prepared within Fiscal Year 1984-1985 and updated annually.

Responsible Agencies: Planning Department, in coordination with other County departments and agencies.

Financing: Department budget.



### D.3. Program - Inventory of Buildable Residential Sites in Specific Plan Areas

The County will continue to maintain an inventory of sites within adopted specific plans which are suitable for residential development as a component of the Housing Lands Inventory. Specific plans are large-scale projects proposing a mixture of land uses and densities and generally represent an initial commitment by the County and private developers to allocate certain lands for residential development.

The specific plans inventory will classify sites by the following information: acreage designated for residential, commercial, industrial and open space development; number of proposed dwelling units; infrastructure availability and zoning.

Objective: A complete inventory will be prepared within Fiscal Year 1984-1985 and updated on a quarterly basis.

Responsible Agency: Planning Department.

Financing: Department budget

### D.4. Program - Inventory of Potential Residential Sites on County-Owned Lands

As a component of the Housing Lands Inventory, the County will identify County-owned lands which may be suitable for residential development. This inventory will analyze County-owned lands for infrastructure availability and environmental constraints to determine suitability for development of low cost housing.

Excess County-owned lands provide a potential source of land for the development of low-cost, high density housing. Although the number of potential lots may be small, the cost savings could be significant, since land costs could be much lower than for housing constructed on private lands.

Excess County lands might be used by the Housing Authority, the County Department of Housing and Community Development or private developers. Joint ventures between the County and private developers is also a possibility, whereby the County could supply the land to the developer in exchange for reduced housing prices.

The Riverside County Road Department (Property Management Section) is the County's clearinghouse for the acquisition and disposal of surplus county lands and the notification point if there are available surplus local agency, state or federal lands. The primary use of lands declared surplus are for the provision of housing for low- and moderate- income housing, and park and recreation or open space purposes. The Road Department shall notify housing providers or parks and recreation agencies of the availability of surplus lands that may be of use. This program will implement Article 8 of the California Government Code.

Objectives: Ongoing provision of additional lands for low and moderate income housing. County-owned lands inventory will be completed within Fiscal Year 1984-1985 and updated on an ongoing basis.

Responsible Agencies: County Road Department and Planning Department.

Financing: Department budgets.

#### D.5. Program - Inventory of Potential Redevelopment Areas

Upon the creation of a County Redevelopment Agency (as per Program 6 under Conservation of Housing and Communities), the County will identify residential areas with potential need for redevelopment as a part of the Housing Lands Inventory.

The determination of potential redevelopment areas will include an assessment of residential areas within the unincorporated County which have been identified by the Census as having basic housing needs including overpayment, overcrowding, substandard dwelling units and low-vacancy rates.

Objective: The inventory of potential redevelopment areas shall be prepared within one year after the creation of a County Redevelopment Agency.

Responsible Agencies: Administrative Office and Planning Department.

Financing: Department budgets.

## E. HOUSING SUPPLY

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### HOUSING SUPPLY - ISSUES

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According to the Southern California Association of Governments' (SCAG) Regional Housing Allocation Model (RHAM), housing needs for all income groups in unincorporated Riverside County between 1984 and 1989 are anticipated to be 49,502 new dwelling units. The breakdown by income group is as follows:

Low Income	9,430 units	19.0% of total
Moderate Income	11,237 units	22.7% of total
Medium Income	9,163 units	18.4% of total
<u>Upper Income</u>	<u>19,672 units</u>	<u>39.9% of total</u>
Total	49,502 units	100.0% of total

Continued growth in Riverside County's population housing needs are anticipated from both internal population growth, and in-migration.

New housing appealing to upper income residents of the County, and residents of other counties is adequately supplied by the market place. The primary housing concerns of the County are those identified in previous sections: to encourage that an appropriate balance of low, moderate and medium income housing is provided for the growing number of County residents; to conserve existing housing and communities; to ensure adequate housing opportunities for special needs groups; and to provide sufficient numbers and locations of potential housing sites.

Critical to good housing supply in the County is also the mix of conventional, manufactured, multiple family, and rental housing as well as proximity of housing to employment opportunities.

The majority of units constructed in the County in recent years have been either single-family conventional housing offered for sale to medium income or above households or second homes for recreation or retirement in the Coachella Valley. Mobilehomes, 23.5% (28,349 units) of the housing mix continue to increase in popularity as manufacturers improve this housing product. A variety of housing types from attached and detached small lot units to traditional 7,200 square foot single family homes are necessary to meet the County's varied housing needs. An increase in multiple family dwellings is also necessary to meet the needs of renters.

The range of housing choices for low income people would be even further reduced if condominium conversions began to erode the supply of rental units. Numerous condominium conversions can result in increased monthly carrying costs of the converted units (monthly payments appreciably higher than previous monthly rent); diminished supply of lower cost rental housing without increased supply of affordable home purchase alternatives; and tenant displacement coupled with difficulty in obtaining a comparable replacement



rental unit. The unincorporated County has yet to be substantially impacted by condominium conversions, since relatively few applications have been submitted to date. However, with an already limited supply of multiple family rental housing, it is necessary to continually monitor these conversions to assess what impact they might have in the future.

County government must work with land developers, builders, other governmental bodies, community and public interest groups, and the citizens of the County in order to address the various housing needs and problems identified in the Housing Element. The goals, policies and programs in this section are aimed at ensuring future housing supply that responds to the needs of County residents, including the need for a variety of housing types and mixes, and coordination among all housing interests to provide for future housing needs.

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#### HOUSING SUPPLY - POLICIES

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1. Plan and provide for a variety of housing that meets identified housing needs and satisfies the varied price, type and location preferences of County residents.
2. Continue interaction and cooperation with Federal and State agencies that assist the County in the provision of housing and implementation of housing programs.
3. Assist and cooperate with regional and local agencies and groups to facilitate the attainment of mutual housing goals.
4. Monitor and review the effectiveness of Housing Element programs in addressing housing problems.

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#### HOUSING SUPPLY - PROGRAMS

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##### E.1. Program - Use of General Plan Standards to Facilitate Varied Housing

A good housing supply provides a variety of housing to meet the needs and desires of different income groups. The Comprehensive General Plan recognizes the need for a variety of housing types and mixes in the future housing supply. Through the provisions of the Land Use Element and the Community Plans, development standards have been adopted which will facilitate the development of varied housing. The range, type and location of housing is dependent upon a number of factors which are encompassed through the General Plan policies, including density, environmental constraints and public facility availability.



The General Plan policies accommodate and promote a range of housing including detached, single family dwellings, multiple family dwellings, second units and mobile homes. This range also includes a mix of affordable housing which is and will be provided through the County's Residential Incentive Zone, Rental Incentive Zone, Second Unit and Mobile Home Housing Programs.

Objective: An annual assessment of these policies will be conducted to determine their effectiveness in providing a variety of housing types and mixes and the need to amend existing policies.

Responsible Agency: Planning Department.

Financing: Department budget.

#### E.2. Program - Job/Housing Balance

The County will continue to encourage and promote balanced development on a regional and countywide basis. Through the provisions of the Comprehensive General Plan Regional Element, the County has adopted policies which will promote compatible and mutually supportive land use mixes. The intent of these policies is to facilitate a mix of housing and employment opportunities to achieve job/housing balance.

Objective: An annual assessment of these policies will be conducted to determine their effectiveness in achieving job/housing balance and the need to amend existing policies.

Responsible Agencies: Planning Department in coordination with the Southern California Association of Governments, California State Employment Development Department and Riverside County Department of Development.

Financing: Department budget.

#### E.3. Program - Residential Design Flexibility

The County will continue to utilize the land use ordinance and development review process to facilitate and promote design flexibility in residential developments.

The R-2 Limited Multiple Family Residential Zone was amended by the County to allow for lot size determination based on increased project design review and standards for site design, open space and housing development. There is no fixed minimum lot size standard. This is intended as an incentive for housing developers to find creative design solutions for new housing development. As such, the R-2 zone incorporates much of the lot size flexibility incentive of the R-6 zone for the production of small lot developments affordable to medium income households.

Objective: The County will continue to review and amend the land use ordinance in order to facilitate residential design flexibility.

Responsible Agency: Planning Department.

Financing: Department budget.

#### E.4. Program - Condominium Conversion

In order to assess the impact of condominium conversions in the County, conversions will be monitored by the Development Monitoring System. The County will evaluate the results of the monitoring effort and consider adoption of a condominium conversion ordinance to establish uniform condominium standards.

The following provisions should be considered as the need for a condominium conversion is assessed:

- ° Requirement that all apartment developments being proposed for condominium conversions meet the standards and requirements of the County's Planned Residential Development Sections (Sections 18.5 and 18.6) of Ordinance No. 348 and any subsequent revisions.
- ° Requirement that all apartment developments proposed for condominium conversions comply with reporting requirements referenced in Program 4 under the "Housing Opportunity" section.
- ° If monitoring indicates that condominium conversions are having a negative impact on the existing stock of multi-family rental housing in areas with a lack of new multi-family rental units and an increasing demand for rental housing coupled with low vacancy rates, additional provisions aimed at maintaining a supply of rental housing may be considered.

Objective: If monitoring results warrant consideration of a condominium conversion ordinance, an ordinance should be prepared and submitted to the Board of Supervisors within Fiscal Year 1985-1986.

Responsible Agency: Planning Department.

Financing: Department budget.

#### E.5. Program - Housing Technical Advisory Committee

The Housing Technical Advisory Committee (HTAC) is comprised of County agencies and departments that are responsible for implementing the County's housing program and interested private sector groups. The ongoing functions of the HTAC include the following components:

Program Coordination: The HTAC will be utilized as the recognized forum for the implementation and coordination of housing programs which are adopted through the Housing Element. Program coordination will include, but will not be limited to, collaborating and pursuing available state and federal funds; collaborating on implementing adopted housing programs; and reducing duplication of functions amongst HTAC members.

Program Evaluation: The HTAC will be responsible for evaluating the effectiveness of the County's total housing program in meeting and addressing the housing needs of all income groups -- particularly low- and moderate-income households.

Legislative Clearinghouse: Collectively, the HTAC will function as a clearinghouse for state and federal legislation pertinent to housing related issues. Recommendations for support or opposition to specific legislative items deemed to be of utmost importance to Riverside County will be prepared by the HTAC and submitted to the Board of Supervisors.

Annual Housing Status Reports and Housing Element: The expertise and technical and practical input of HTAC member organizations will be utilized and incorporated into the preparation of each annual housing report and subsequent Housing Elements.

Objective: Facilitate the implementation and coordination of the County's housing programs; objectively evaluate the County's total housing program and propose appropriate recommendations for improvement; and collaborate on the preparation of each annual housing report and subsequent Housing Element.

Responsible Agencies: The Planning Department will coordinate meetings on a quarterly basis, or as needed, with the member organizations of the Housing Technical Advisory Committee which will include representation of the Administrative Office, Building and Safety Department, Department of Community Action, Department of Development, County Department of Housing and Community Development, Environmental Health Services Division, Housing Authority, Office on Aging, and interested private sector groups.

Financing: Department budgets.

#### E.6. Program - Coordination With State and Federal Agencies

The County will continue to work with State and Federal housing agencies that assist the County in providing housing funds and programs. Interaction with these agencies will continue to be strengthened by providing information and input regarding the state of housing in Riverside County and by continuing to pursue available housing funds and programs.

Objective: Ongoing interaction with State and Federal governmental agencies.

Responsible Agencies: Department of Housing and Community Development, Housing Authority, Administrative Office, Planning Department, Department of Community Action, Department of Development and Office on Aging.

Financing: Department budgets.

#### E.7. Program - Coordination with Local Governments and Organizations

The County will continue to work with local governments, neighboring counties, community groups and regional councils of governments (Southern California Association of Governments and Coachella Valley Association of Governments) in coordinating local and regional housing programs and in reaching common housing goals. The County will also continue to interact with public interest groups, the building industry and citizens in an effort to improve countywide housing programs.



Objective: Ongoing interaction with governmental and non-governmental bodies and organizations.

Responsible Agencies: County Administrative Office, County Department of Housing and Community Development, Housing Authority, Planning Department, Department of Community Action, Department of Development and Office on Aging.

Financing: Department budgets.

#### E.8. Program - Annual Housing Status Reports

Annual housing status reports on the state of housing in Riverside County shall be prepared and submitted to the Planning Commission and the Board of Supervisors. The reports will contain updated information on housing costs, vacancy rates, household income, housing conditions and any other pertinent housing information. The reports will assess the County's total housing program based on its effectiveness in meeting the goals, policies and program objectives stated in the adopted Housing Element for the issues of conservation of housing and communities; affordable housing; housing opportunity; provision of housing sites; and housing supply.

Amendments to the Housing Element as a result of the analysis in the annual Housing Status Reports should be made as needed to keep the Housing Element current.

Preparation of the reports shall be a coordinated effort for the Housing Technical Advisory Committee.

Objective: The first annual housing status report will be prepared and submitted to the Planning Commission and the Board of Supervisors within Fiscal Year 1985-1986. Subsequent reports will follow in June of each fiscal year.

Responsible Agencies: Planning Department in coordination with Housing Technical Advisory Committee members: County Department of Housing and Community Development, Housing Authority, Department of Community Action, County Administrative Office, Department of Building and Safety, Environmental Health Services Division, Department of Development and Office on Aging.

Financing: Department budgets.



COUNTY OF RIVERSIDE HOUSING ELEMENT  
FIVE-YEAR QUANTIFIED OBJECTIVES

Housing Element Programs	Maximum Number of Housing Units			Responsible Implementing Agencies	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
<b>A. 1 State &amp; Federal Funding for Housing Rehabilitation</b>					
HUD Section 8 Moderate Rehabilitation	--	125	--	Housing Authority	Ongoing
HUD Section 312 Rehabilitation Loans	--	10	--	Housing & Community Development	Ongoing
HUD Section 8 Rental Housing Rehabilitation	--	47	--	Housing & Community Development And Housing Authority	Ongoing
CDBG Programs: Home Improvement	--	250	--	Housing & Community Development	Ongoing
Mobile Home Repair	--	153	--	Housing & Community Development	Ongoing
Senior Home Repair	--	4,033	--	Housing & Community Development & Office on Aging	Ongoing
<b>A. 2 County Redevelopment Agency</b>	Unknown	Unknown	Unknown	Administrative Office, Redevelopment Agency & Planning Department	Upon Creation of Agency
<b>A. 3 Local Implementation Mechanisms for Housing Rehabilitation</b>	--	Unknown	Unknown	Housing & Community Development, Housing Authority, Dept. of Building & Safety, Dept. of Development and Environmental Health	FY 1985-1986
<b>A. 4 Health &amp; Safety Code Enforcement</b>	--	--	17,013	Dept. of Building & Safety and Environmental Health	Ongoing
<b>A. 5 Licensing &amp; Inspection for Multiple Dwellings</b>	--	--	Unknown	Dept. of Building & Safety and Environmental Health	FY 1988-1989
<b>A. 6 Community Development Block Grant (CDBG) Funding for Community Facilities</b>	Unknown	Unknown	Unknown	Housing & Community Development	Ongoing
<b>A. 7 Community Development Block Grant (CDBG) Funding for Housing &amp; Economic Development</b>	Unknown	Unknown	Unknown	Housing & Community Development	Ongoing

COUNTY OF RIVERSIDE HOUSING ELEMENT  
FIVE-YEAR QUANTIFIED OBJECTIVES

Housing Element Programs	Maximum Number of Housing Units			Responsible Implementing Agencies	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
A. 8 Locational Guidelines for Low and Moderate Income Housing	Unknown	--	Unknown	Planning Department, Housing & Community Development, Housing Authority and Department of Community Action	Initiate study and submit findings to Board of Supervisors during FY 1985-1986
A. 9 Community Conservation through Community Plan Process	--	--	Unknown	Planning Department	Ongoing
A.10 Community Conservation through Development Review Process	--	--	Unknown	Planning Department	Ongoing
B. 1 Funding for Low Cost Housing Production and Subsidization					
HUD Conventional Public Housing	90	--	--	Housing Authority	Ongoing
HUD Section 8 Housing Assistance	50	--	--	Housing Authority	Ongoing
FmHA 514/516 Farm Labor Housing Loans and Grants	25	--	--	Housing Authority	Ongoing
HUD Section 202 Housing for the Elderly and Handicapped	0	--	--	Housing & Community Development	Ongoing
CDBG Riverside County Housing Loan Program	155	--	--	Housing & Community Development	Ongoing
CHFA Multi Unit Rental Housing Revenue Bonds	0	--	--	Housing & Community Development	Ongoing
FmHA 502 Homeowners and Rehabilitation Loans	100	--	--	Housing & Community Development	Ongoing
FmHA 515 Rural Rental Housing Loans	100	--	--	Housing & Community Development	Ongoing
CDBG Self Help Housing Program	100	--	--	Housing & Community Development	Ongoing
B. 2 Single Family and Multi-Family Tax Exempt Revenue Bond Programs	Unknown	--	--	Department of Development	Ongoing
B. 3 Redevelopment Funds	Unknown	Unknown	Unknown	Redevelopment Agency, Administrative Office, Planning Department and Auditor-Controller	Within one year after creation identify areas with redevelopment potential

COUNTY OF RIVERSIDE HOUSING ELEMENT  
FIVE-YEAR QUANTIFIED OBJECTIVES

Housing Element Programs	Maximum Number of Housing Units			Responsible Implementing Agencies	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
B. 4 Regional Corporate Fund For Housing	Unknown	--	--	Planning Department in conjunction with the Administrative Office, Housing & Community Development, Housing Authority, Department of Building & Safety, Department of Community Action and Environmental Health	Submit feasibility study to Board of Supervisors within FY 1985-1986
B. 5 Nonprofit Housing Development Corporation	Unknown	--	--	Planning Department in conjunction with the Department of Community Action, Housing Authority, Housing & Community Development, Administrative Office and Department of Development	Complete feasibility study within FY 1984-1985
B. 6 Housing Cooperatives	--	--	Unknown	Housing Authority and Planning Department in conjunction with the Administrative Office, County Counsel, and Housing and Community Development	Prepare study in FY 1985-1986
B. 7 Density & Design Incentives for Lower Cost Housing Development	5,000	--	--	Planning Department in conjunction with the Department of Building & Safety	Submit ordinance study findings to Board of Supervisors in FY 1984-1985
B. 8 Priority Processing for Low Cost Housing Projects	Unknown	Unknown	Unknown	Planning Department in conjunction with the Housing Authority and Housing and Community Development	Ongoing
B. 9 Review of County Ordinances and Procedures	Unknown	Unknown	Unknown	Planning Department in conjunction with the Department of Building & Safety, Road Department, Flood Control District, Fire Department, and Environmental Health	Ongoing
B.10 Incentives for Multi-Family Rental Housing Development	Unknown	--	--	Planning Department in conjunction with the Department of Development, Housing Authority, and Housing and Community Development	Initiate feasibility and submit findings to Board of Supervisors within FY 1985-1986



COUNTY OF RIVERSIDE HOUSING ELEMENT  
FIVE-YEAR QUANTIFIED OBJECTIVES

Housing Element Programs	Maximum Number of Housing Units			Responsible Implementing Agencies	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
B.11 Category V Affordable Housing Provision	Unknown	--	--	Planning Department in conjunction with Housing and Community Development and Housing Authority	Develop guidelines in FY 1984-1985
B.12 Mobilehomes in Single Family Zones	935	--	--	Planning Department & County Counsel	Ongoing
B.13 Second Units in Single Family Zones	480	--	--	Planning Department & County Counsel	Ongoing
B.14 Flexible Parking Standards for Multi-Family Housing	Unknown	--	--	Planning Department and Road Department	Complete ordinance review and submit findings to Board of Supervisors within FY 1985-1986
B.15 Funding for Home Energy Cost Reductions					
Low Income Weatherization	--	532 Units		Department of Community Action	Ongoing
Energy Class "B" Audits	--	200 Audits		Department of Community Action	Ongoing
Energy Conservation Education	--	1125 People		Department of Community Action	Ongoing
B.16 Building & Design Standards for Residential Energy Conservation	Unknown	Unknown	--	Department of Building and Safety and Planning Department	Ongoing
B.17 Density Provisions for Efficient Growth	Unknown	--	Unknown	Planning Department in conjunction with the Administrative Office (GROFIT), Department of Building & Safety, Road Department, Environmental Health, Flood Control District, and Fire Department	Ongoing
C. 1 Funding for Special Needs Housing	Unknown	Unknown	Unknown	Housing Authority and Housing and Community Development	Ongoing
C. 2 Housing Referral Service	--	--	Unknown	Department of Community Action, Housing and Community Development, Housing Authority, & Office on Aging	Ongoing
C. 3 Mobilehome Park Mediation	--	--	Unknown	Administrative Office	Ongoing
C. 4 Protection of Mobilehome Park and Apartment Tenants	--	--	Unknown	Planning Department	Submit proposed amendments to Board of Supervisors in FY 1985-1987



COUNTY OF RIVERSIDE HOUSING ELEMENT  
FIVE-YEAR QUANTIFIED OBJECTIVES

Housing Element Programs	Maximum Number of Housing Units			Responsible Implementing Agencies	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
C. 5 County Coordination on Farm Worker Housing Issues	Unknown	Unknown	Unknown	Planning Department in conjunction with Housing and Community Development, Housing Authority, Department of Community Action, Department of Building & Safety, and Environmental Health	Initiate ongoing program during FY 1985-1986
C. 6 Review of County Regulations on Farm Worker Housing	Unknown	Unknown	Unknown	Planning Department and Department of Building and Safety	Initiate program and present findings to Board of Supervisors in FY 1985-1986
C. 7 Fair Housing Program	--	--	Unknown	Housing & Community Development and Planning Department in conjunction with the Department of Community Action, Housing Authority, Department of Development and Administrative Office	FY 1984-1985
C. 8 Residential Accessibility	Unknown	--	--	Planning Department & Department of Building and Safety	FY 1984-1985
C. 9 Shared Housing	--	--	Unknown	Office on Aging	Ongoing
C.10 Emergency Assistance Program	--	--	Unknown	Dept. of Community Action, Office on Aging, & Department of Public Social Services	Ongoing
D. 1 Housing Lands Inventory	Unknown	--	Unknown	Planning Department in conjunction with the Department of Building and Safety, Assessor's Office, Administrative Office (GROFIT), and Data Processing Department	Ongoing
D. 2 Inventory of Residential Sites in Urban and Rural Areas	Unknown	--	--	Planning Department	Ongoing
D. 3 Inventory of Buildable Residential Sites in Specific Plan Areas	Unknown	--	--	Planning Department	Complete initial inventory in FY 1984-1985; ongoing update
D. 4 Inventory of Potential Residential Sites on County Owned Lands	Unknown	--	--	Road Department and Planning Department	Complete initial inventory in FY 1984-1985; ongoing update

COUNTY OF RIVERSIDE HOUSING ELEMENT  
FIVE-YEAR QUANTIFIED OBJECTIVES

Housing Element Programs	Maximum Number of Housing Units			Responsible Implementing Agencies	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
D. 5 Inventory of Potential Redevelopment Areas	Unknown	Unknown	Unknown	Administrative Office and Planning Department	Prepare inventory one year after creation of agency
E. 1 Use of General Plan Standards to Facilitate Varied Housing	Unknown	--	--	Planning Department	Policies to be assessed in Annual Housing Status Reports
E. 2 Job/Housing Balance	Unknown	--	Unknown	Planning Department	Policies to be assessed in Annual Housing Status Reports
E. 3 Residential Design Flexibility	Unknown	--	Unknown	Planning Department	Ongoing
E. 4 Condominium Conversions	--	--	Unknown	Planning Department	Initiate monitoring component in FY 1984-1985; consider ordinance amendments in FY 1985 1986
E. 5 Housing Technical Advisory Committee	Unknown	Unknown	Unknown	Planning Department in conjunction with the Housing Technical Advisory Committee	Ongoing
E. 6 Coordination with State and Federal Agencies	Unknown	Unknown	Unknown	Housing and Community Development, Housing Authority, Administrative Office, Planning Department, Dept. of Community Action, Department of Development and Office on Aging	Ongoing
E. 7 Coordination with Local Governments and Organizations	Unknown	Unknown	Unknown	Administrative Office, Housing and Community Development, Housing Authority, Dept. of Community Action, Planning Department, Department of Development and Office on Aging	Ongoing
E. 8 Annual Housing Status Reports	Unknown	Unknown	Unknown	Planning Department in conjunction with the Housing Technical Advisory Committee	Prepare first report within FY 1985-1986
TOTAL	7,035	5,150	17,013		

## IV. Population and Housing Characteristics and Needs





#### IV. CURRENT AND PROJECTED POPULATION AND HOUSING CHARACTERISTICS

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##### SECTION A. POPULATION AND HOUSING CHARACTERISTICS: 1980

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In order to identify and define the housing needs of Riverside County, an analysis of conditions and projected needs is required. This Chapter is divided into three major sections. This section, "Population and Housing Characteristics: 1980", and the following Section B, "Population and Housing Characteristics: 1984" and Section C, "Projected Population and Housing Needs: 1984-1989", form the foundation of the Housing Element by analyzing the past, present and future housing needs of Riverside County. With the nature and range of housing problems defined, priority and targeted housing needs can be identified and housing programs developed to meet those needs.

In "Population and Housing Characteristics: 1980", data is presented for unincorporated Riverside County. The data describes the socio-economic composition of the population, various household and housing characteristics, housing needs, and the economics of home buying, as indicated by baseline data from 1978 and 1980.

##### Data Sources

The major source of information used in this chapter is the 1980 Federal Census. The Census provides the most current data available. Appendix A lists the data sources for each table, map or figure and any special explanation for that table, figure or map. Unless otherwise noted, all data represents the unincorporated portion of Riverside County as it existed on April 1, 1980. Figures for Handicapped Households and Sound/Unsound Housing Units are based on data generated from the 1978 Special Census and updated to 1980. The estimated number of Sound/Unsound Housing Units was reviewed by the Riverside County Department of Building and Safety and was found to be accurate.

### Geographical Area of Analysis

Riverside County, an area of 7,310 square miles, stretches from the Colorado River, 200 miles west to the Los Angeles metropolitan area, to within 10 miles of the Pacific Ocean. It is the fourth largest County in the State and is roughly the size of the State of New Jersey. The County is bounded by San Bernardino County on the north, Orange County on the west, San Diego and Imperial Counties on the south and the Colorado River and the State of Arizona on the east. It offers its residents and visitors a wide range of unique lands which differ in physical, climatic, and biotic conditions. There are fertile valleys with an extensive array of agricultural crops, undulating and rugged terrain with beautiful mountains, ephemeral streams and rivers and deserts.

Within Riverside County there are nineteen incorporated cities: Banning, Beaumont, Blythe, Cathedral City, Coachella, Corona, Desert Hot Springs, Hemet, Indian Wells, Indio, Lake Elsinore, La Quinta, Norco, Palm Desert, Palm Springs, Perris, Rancho Mirage, Riverside, and San Jacinto. The cities of La Quinta and Cathedral City incorporated after the 1980 Census and are included in the County's data. La Quinta had a population of 4,701 and 2,140 dwelling units and Cathedral City had a population of 11,221 and 5,477 dwelling units on April 1, 1980. Additionally, there are dozens of unincorporated communities within the County, and substantial amounts of state and federally controlled areas such as parks, wildlife areas, and other public lands.

Riverside County is a large, diverse and rapidly developing jurisdiction. The County's population in 1981 was greater than 7 of the 50 states. Much of the population growth of the last decade is due to the County's location within the Southern California region. The combination of Southern California job markets and freeway expansions with available land for housing in Riverside County has contributed to increased development pressures in the County. High growth rates are projected to continue for the next twenty years. Growth has also resulted in a diversification of the economic base of the County, due to increasing industrial, commercial, and tourist development; however, agriculture is still a major industry in Riverside County and is expected to remain a viable industry in many parts of the County. Changing economic, political and environmental factors, such as gasoline prices, increasing fiscal pressures on local governments, housing prices, and air and water quality will have significant effects on future growth in Riverside County.

The Southern California Association of Governments (SCAG) uses Regional Statistical Areas (RSAs) to delineate geographic areas for statistical purposes throughout Southern California. Riverside County is made up of 12 RSAs. These 12 RSAs comprise 112 census tracts, of which all or part of 78 census tracts are located in the unincorporated portion of the County.

## Levels of Analysis

The analysis of data was conducted on three levels of focus: Countywide (unincorporated area), Regional Statistical Areas (RSA), and 1980 Census Tracts. For purposes of analysis the RSAs are the basic statistical units, allowing comparative study of all unincorporated areas. The twelve RSA divisions are as follows:

RSA 45	Jurupa	RSA 49	Southwest Territories
RSA 46.1	Edgemont/Sunnymead	RSA 50	San Geronio Pass
RSA 46.2	Riverside/Corona/Norco	RSA 51	Idyllwild
RSA 46.3	Lake Mathews/Temescal Canyon	RSA 52	Upper Coachella Valley
RSA 47	Perris Valley	RSA 53	Lower Coachella Valley
RSA 48	Hemet/San Jacinto	RSA 54	Chuckwalla

In order to facilitate the identification of problem areas within RSAs, the statistical analysis was performed down to the Census Tract level. Those unincorporated Census Tracts which have a higher representation of a specific characteristic than the countywide unincorporated average are identified. Thus, the degree of over-representation or concentration of a particular problem can be shown within certain areas of the County. It should be noted that although a Census Tract is identified as having a problem, the entire area within the Census Tract may not have that problem. Conversely, a Census Tract identified as not having a problem overall may have a portion of the Census Tract with the problem.

TABLE IV.1

### 1980 GENERAL CHARACTERISTICS OF POPULATION AND HOUSING BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Population	Dwelling		Population	
		Units	Households	Dwelling Unit	Household
45	49,893	17,676	16,477	2.82	3.03
46.1	28,757	10,426	8,952	2.76	3.21
46.2	14,310	4,795	4,547	2.98	3.15
46.3	17,302	5,594	5,227	3.09	3.31
47	37,063	17,709	15,469	2.09	2.40
48	33,013	14,884	13,570	2.22	2.43
49	21,435	10,007	8,212	2.14	2.61
50	13,931	5,946	5,384	2.34	2.59
51	5,926	5,283	2,455	1.12	2.41
52	27,761	18,847	11,780	1.47	2.36
53	16,835	6,014	4,971	2.80	3.39
54	10,464	4,436	3,359	2.36	3.11
Unincorporated					
County Total	276,690	121,620	100,403	2.28	2.76

Source: STF No. 3 Report No. 101 1980 Census.

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## POPULATION CHARACTERISTICS: 1980

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### Population Distribution

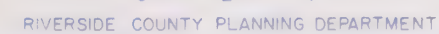
The 1980 Federal Census placed the unincorporated County population at 276,690. This represents a population increase of 42,780 (17.3%) since the 1978 Special Census.

TABLE IV.2  
1980 POPULATION BY REGIONAL STATISTICAL AREA (RSA)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	RSA	Population	As a % of County Total
45	Jurupa	49,893	18.0
46.1	Edgemont/Sunnymead	28,757	10.4
46.2	Riverside/Corona/Norco	14,310	5.2
46.3	Lake Mathews/Temescal Canyon	17,302	6.3
47	Perris Valley	37,063	13.4
48	Hemet/San Jacinto	33,013	11.9
49	Southwest Territory	21,435	7.8
50	San Geronio Pass	13,931	5.0
51	Idyllwild	5,926	2.1
52	Upper Coachella Valley	27,761	10.0
53	Lower Coachella Valley	16,835	6.1
54	Chuckwalla	10,464	3.8
Unincorporated County Total		276,600	100.0

Source: STF No. 3 Report No. 101 1980 Census









## DISTRIBUTION OF POPULATION BY RSA

### Unincorporated Riverside County

(Percentage of total)

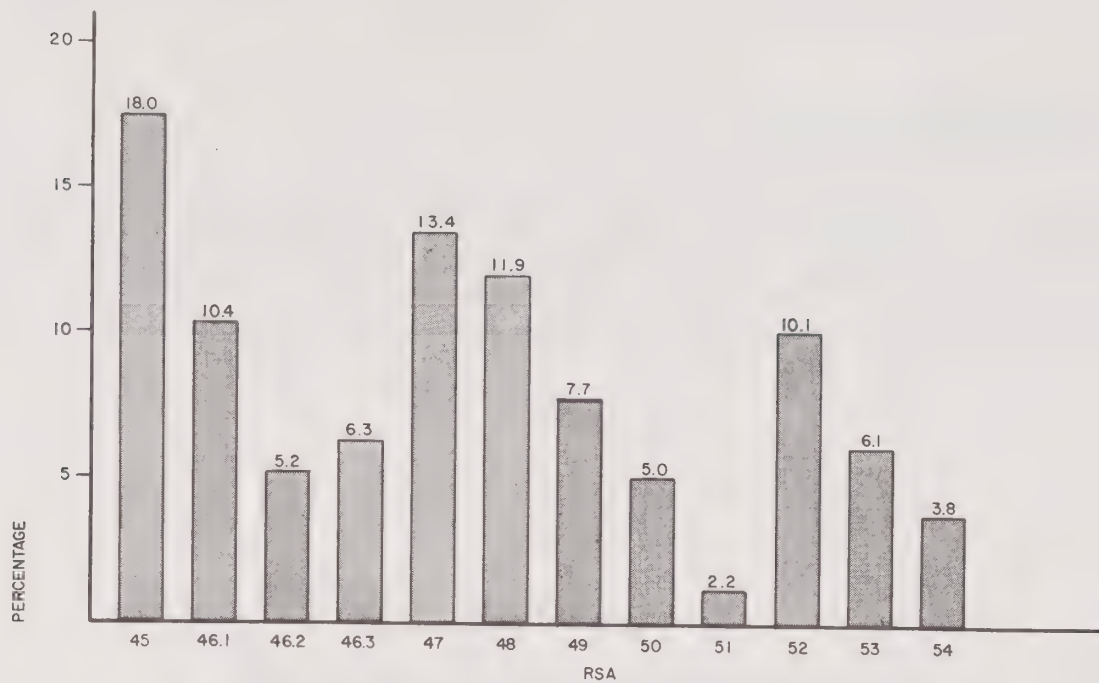
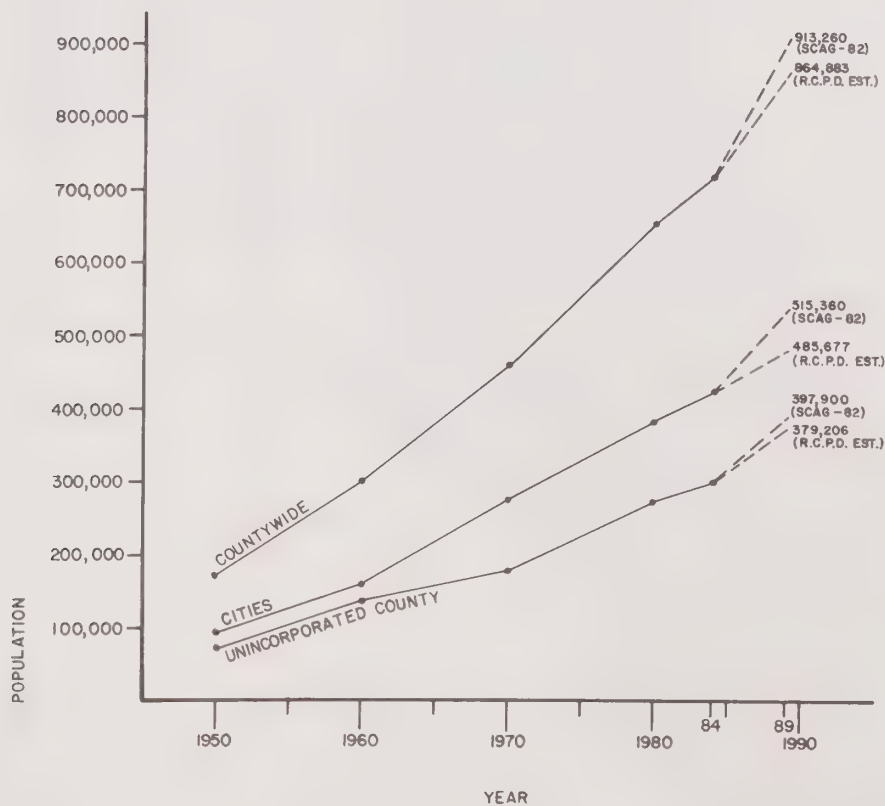


Figure No. IV-1

DATA SOURCE: STF No. 3  
Report No. 101 1980 Census

## GROWTH CURVE FOR RIVERSIDE COUNTY



### POPULATION STATISTICS

YEAR	CITIES	UNINCORPORATED COUNTY	COUNTYWIDE
1950	96,016	74,030	170,046
1960	160,115	146,046	306,161
1970	276,923	180,151	439,074
1980	386,476	276,690	636,166
1984	425,104	304,294	729,397
1989 (SCAG-82)	515,360	397,900	913,260
1989 PLANNING DEPARTMENT	485,677	379,206	864,883
OVER ALL GROWTH RATE 1950 - 1984	10.4	9.4	10.0

DATA SOURCE:  
1950, 1960, 1970, 1980 Federal Census  
1984 Planning Department Estimate  
1989 SCAG - 82 Growth Forecast

Figure No. IV-2

### Racial/Ethnic Characteristics

The 1980 Census shows that 84.4% of the unincorporated County population is White; 4.4% of the population is Black; 1.3% of the population is American Indian, Alute or Eskimo; 1.3% of the population is Asian or Pacific Islander; and 8.6% of the population is in an Other category. Ethnically, those unincorporated County residents of Hispanic background make up 16.4% of the County's unincorporated population.

TABLE IV.3

#### 1980 RACIAL AND ETHNIC DISTRIBUTION BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	White	%	Black	%	American Indian	%	Asian and Pacific Islander	%	Other	%	Total	Non- Hispanic	%	Hispanic	%
45	41,572	83.3	3,008	6.0	639	1.3	409	.8	4,265	8.5	49,893	41,636	83.5	8,257	16.5
46.1	22,574	78.5	2,940	10.2	382	1.3	1,212	4.2	1,649	5.7	28,757	25,196	87.6	3,561	12.4
46.2	11,256	78.7	75	.5	214	1.5	200	1.4	2,565	17.9	14,310	10,281	71.8	4,029	28.2
43.6	14,002	80.9	1,803	10.5	92	.5	88	.5	1,317	7.6	17,302	14,657	84.7	2,645	15.3
47	32,294	87.2	2,941	6.7	410	1.1	288	.8	1,560	4.2	37,063	33,516	90.4	3,547	9.6
48	30,877	93.5	23	.1	592	1.8	184	.6	1,337	4.0	33,013	30,321	91.8	2,692	8.2
49	19,929	93.0	181	.8	306	1.4	106	.5	913	4.3	21,435	19,444	90.7	1,991	9.3
50	12,896	92.6	96	.7	408	2.9	67	.5	464	3.3	13,931	12,899	92.6	1,032	7.4
51	5,688	96.0	8	.1	84	1.4	29	.5	117	2.0	5,926	5,662	95.5	264	4.5
52	24,491	88.2	595	2.1	167	.6	570	2.1	1,938	7.0	27,761	23,048	83.0	4,713	17.0
53	9,977	59.2	303	2.3	185	1.1	447	2.7	5,843	34.7	16,835	6,995	41.6	9,840	58.4
54	7,996	76.4	441	4.2	73	.7	61	.6	1,893	18.1	10,464	7,727	73.8	2,737	26.2
<b>Unincorporated</b>															
County Total	233,552	84.4	12,064	4.4	3,552	1.3	3,661	1.3	23,861	8.7	276,690	231,382	83.6	45,308	16.4

Source: STF No. 3 Report No. 103 1980 Census



Concentration of Minority Persons,  
Unincorporated Riverside County, 1980

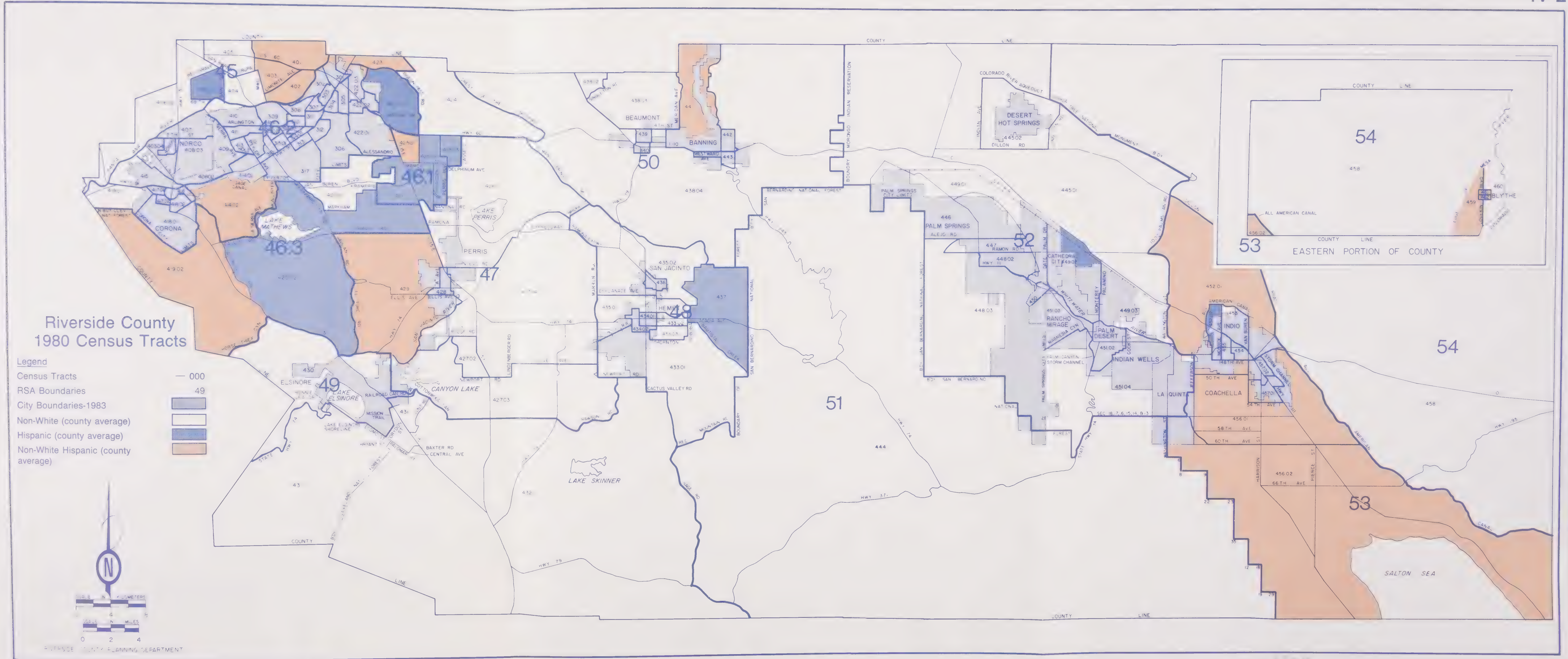






TABLE IV.4

1980 CONCENTRATION OF MINORITY PERSONS  
BY CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Population	Non-White	%	Hispanic	%
RSA 45					
401	4,615	2,100	45.5	1,158	25.1
402	8,513	1,612	18.9	1,443	17.0
403	8,941	1,725	19.3	1,511	16.9
406.01	8,843	---	---	1,546	17.5
RSA 46.1					
421	3,607	1,112	30.8	---	---
425.01	5,215	1,485	28.5	926	17.8
425.02	6,787	1,438	21.8	---	---
425.03	5,814	1,424	24.5	---	---
RSA 46.2					
301	46	46	100.0	46	100.0
414.02	5,987	1,719	28.7	2,342	39.1
422.03	208	89	42.8	81	38.9
422.04	481	---	---	100	20.8
423	4,027	894	22.2	1,093	27.1
RSA 46.3					
419.02	4,249	825	19.4	1,324	31.2
420.02	7,064	2,041	28.9	---	---
RSA 47					
428	31	31	100.0	---	---
429	7,059	2,766	39.2	1,224	17.3
RSA 48					
436	19	19	100.0	19	100.0
437	567	247	43.6	---	---
RSA 50					
441	258	53	20.5	53	20.5
RSA 52					
447	1,784	515	28.9	908	50.9
448.02	386	224	58.0	---	---
449.02	1,863	---	---	328	17.6
450	4,130	779	18.9	1,116	27.0
RSA 53					
452.01	3,549	1,208	34.0	876	24.7
452.02	2,271	---	---	604	26.6
454	675	349	51.7	657	97.3
456.01	4,358	1,673	38.4	3,041	69.8
456.02	5,511	2,974	54.0	4,221	76.6
457.01	357	282	79.0	343	96.1
457.02	114	61	53.5	98	86.0
RSA 54					
459	1,839	846	46.0	859	46.7
461	1,628	484	29.7	551	33.8
462	713	584	81.9	392	55.0

Source: STF No. 3 Report No. 103 1980 Census.

RACIAL AND ETHNIC DISTRIBUTION

Unincorporated Riverside County

(As a percentage of RSA total)

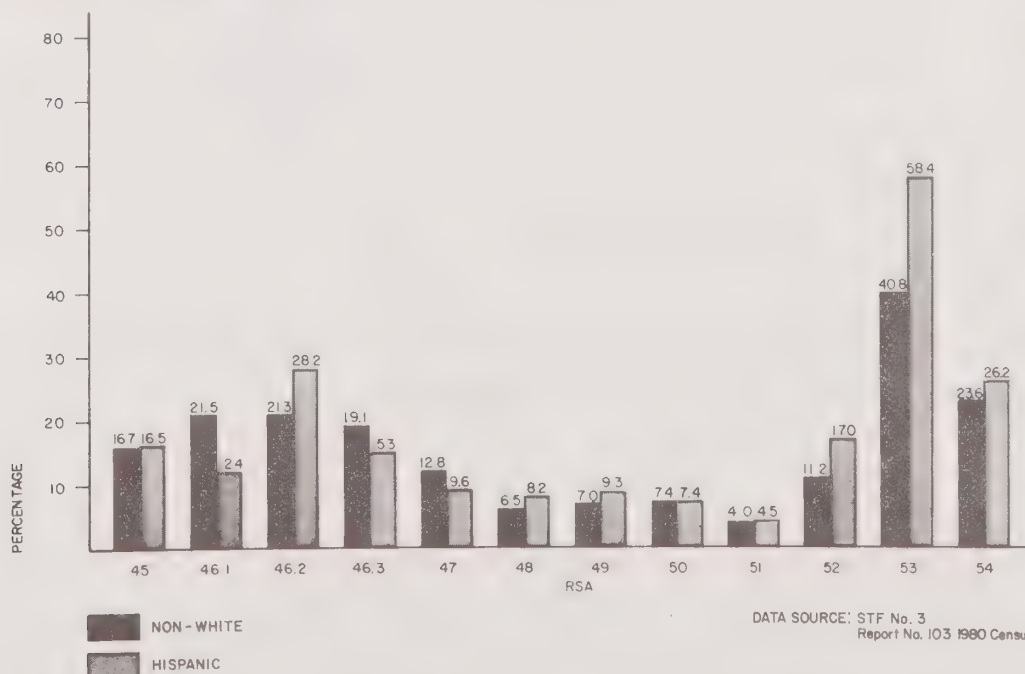


Figure No. IV-3

## Age Characteristics

The 1980 Census found that while the 18 and under and 19 to 64 age groups increased in percentage of total population as compared to the 1978 Special Census, the over 65 age group decreased from 17.2% to 16.3% of the County's unincorporated population. The median age of a County resident was 36.07 years in 1980. In 1978, the median age was 36.45 years.

TABLE IV.5  
1980 AGE DISTRIBUTION BY RSA  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	18 and Under	%	19 to 64	%	65 and Over	%	Total	Median Age
45	17,209	34.5	27,872	55.9	4,812	9.6	49,893	31.49
46.1	10,435	36.3	17,147	59.6	1,175	4.1	28,757	29.35
46.2	5,114	35.7	8,378	58.6	818	5.7	14,310	29.96
46.3	6,265	36.2	9,937	57.4	1,100	6.4	17,302	29.81
47	7,852	21.2	17,534	47.3	11,677	31.5	37,063	46.41
48	7,778	23.6	15,886	48.1	9,349	28.3	33,013	43.73
49	5,991	27.9	12,291	57.4	3,153	14.7	21,435	36.30
50	3,559	25.5	7,101	51.0	3,271	23.5	13,931	40.58
51	1,473	24.9	3,607	60.9	846	14.2	5,926	37.59
52	6,053	21.8	15,488	55.8	6,220	22.4	27,761	41.74
53	5,804	34.5	9,431	56.0	1,600	9.5	16,835	31.47
54	3,763	36.0	5,719	54.6	982	9.4	10,464	30.56
Unincorporated County Total	81,296	29.4	150,391	54.3	45,003	16.3	276,690	36.07

Source: STF No. 3 Report Nos. 107-109 1980 Census



Concentration of Persons 65 and Over,  
Unincorporated Riverside County, 1980

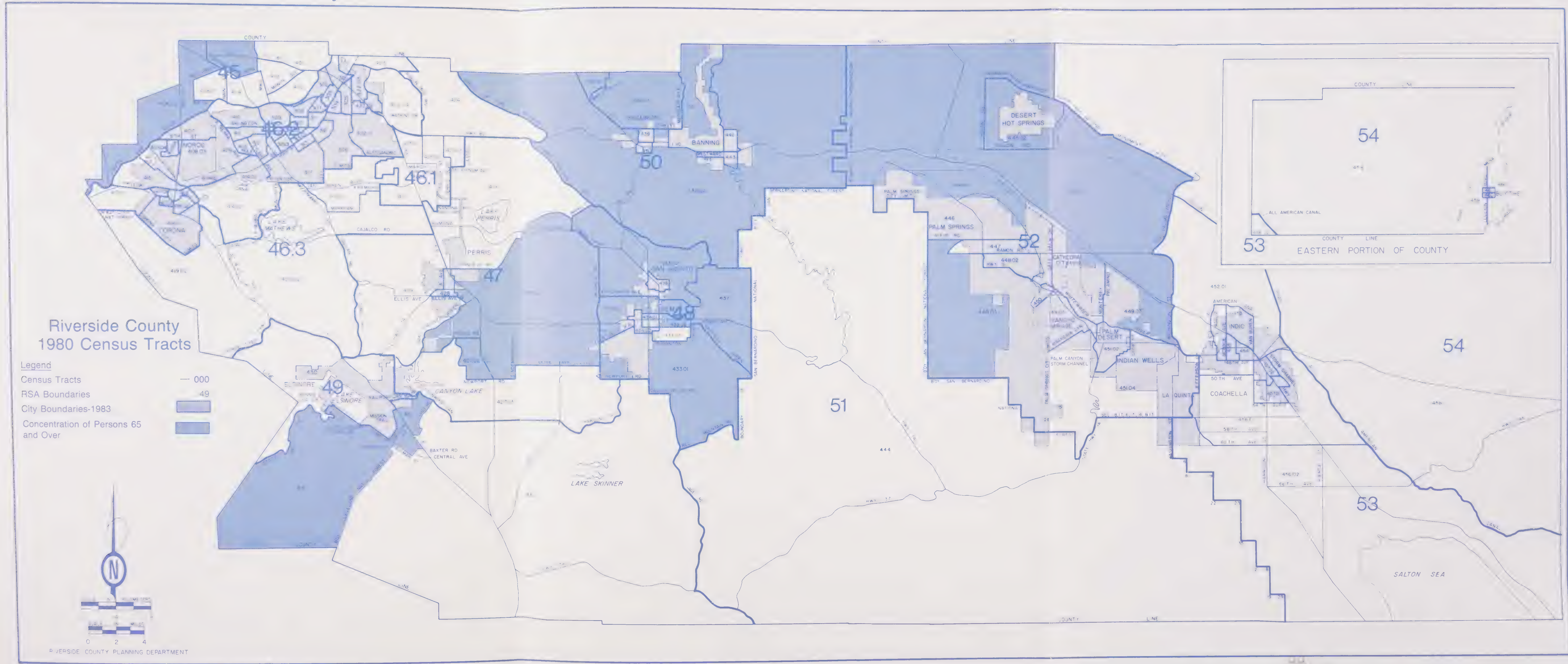






TABLE IV.6

1980 CONCENTRATION OF PERSONS 65 AND OLDER  
BY CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Population	Over 65	%
RSA 45			
405	7,755	1,431	18.5
406.02	2,939	675	23.0
RSA 47			
427.02	8,431	6,623	78.6
427.04	12,139	3,023	24.9
RSA 48			
433.01	2,918	639	21.9
433.02	6,738	1,579	23.4
435.01	6,848	3,022	44.1
435.02	3,003	746	24.9
437	5,513	2,361	42.8
RSA 49			
431	7,256	1,233	17.0
RSA 50			
438.02	4,012	1,057	26.3
438.03	5,899	1,388	23.5
438.04	3,652	746	20.4
441	258	44	17.1
443	110	36	32.7
RSA 52			
445.01	5,861	2,046	34.9
445.02	1,453	493	33.9
446	509	109	21.4
448.02	386	78	20.2
448.03	205	68	33.2
449.01	3,073	670	21.8
449.02	1,863	432	23.2
449.03	4,257	1,206	28.3

Source: STF No. 3 Report Nos. 107-109 1980 Census.

## Employment

On April 1, 1980 the Federal Census found that 96,933 residents of the County unincorporated area were employed. Of the 83,443 whose work place was reported, 63,976 (76.7%) live and work in Riverside County; 19,062 (22.8%) live in Riverside County and work in another County (i.e. Los Angeles, Orange, etc.), 405 (.5%) live in Riverside County and work outside the State.

TABLE IV.7

### 1980 PLACE OF RESIDENCE AND PLACE OF WORK. BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Work in Riverside County	%	Work in Another County	%	Worked in Another State	%	Work Place Not Reported	%	Total Workers	As a % of Unincorporated County Total
45	9,057	51.0	6,480	36.5	53	.3	2,159	12.2	17,749	18.4
46.1	8,299	65.5	1,928	15.2	91	.7	2,358	18.6	12,676	13.1
46.2	3,370	51.8	2,378	36.6	10	.2	747	11.5	6,505	6.7
46.3	3,658	53.5	2,094	30.6	39	.6	1,052	15.4	6,843	7.1
47	6,059	62.7	2,010	20.9	21	.2	1,596	16.2	9,686	10.0
48	7,629	81.0	436	4.6	0	.0	1,352	14.4	9,417	9.7
49	4,866	67.5	1,617	22.5	25	.3	700	9.7	7,208	7.4
50	2,466	56.4	1,387	31.7	24	.5	495	11.3	4,372	4.5
51	2,093	85.8	261	10.7	0	.0	85	3.5	2,439	2.5
52	8,629	86.7	330	3.3	23	.2	977	9.8	9,959	10.3
53	5,011	76.5	103	1.6	40	.6	1,393	21.3	6,547	6.8
54	2,839	80.5	38	1.1	79	2.2	576	16.3	3,532	3.6
Unincorporated County Total	63,976	66.0	19,062	19.7	405	.4	13,490	13.9	96,933	100.0

Source: STF No. 3 Report No. 147 1980 Census.



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## HOUSEHOLD CHARACTERISTICS: 1980

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### Household Distribution

The 1980 Census indicated there were 100,403 households in the County's unincorporated area. This is an increase of 18.7% over the number reported in the 1978 Special Census.

TABLE IV.8

1980 DISTRIBUTION OF HOUSEHOLDS BY RSA  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Household	As a Percent of Unincorporated County Total
45	16,477	16.4
46.1	8,952	8.9
46.2	4,547	4.5
46.3	5,227	5.2
47	15,469	15.5
48	13,570	13.5
49	8,212	8.2
50	5,384	5.4
51	2,455	2.5
52	11,780	11.7
53	4,971	4.9
54	3,359	3.3
Unincorporated County Total	100,403	100.0

Source: STF No. 3 Report Nos. 188 - 189 1980 Census.

### Length of Residence

Of the households in the unincorporated County in 1980, 28.4% had lived in their current residence less than 1 year 3 months; 37.3% between 1 year 3 months and 5 years 3 months; 17.0% between 5 years 3 months and 10 years 3 months; 12.9% between 10 years 3 months and 20 years 3 months; 3.1% between 20 years 3 months and 30 years 3 months; and 1.3% longer than 30 years 3 months.

TABLE IV.9

1980 LENGTH OF RESIDENCY - RENTER/OWNER COMPARISON  
BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

Length of Residence	Rental Occupied	%	Owner Occupied	%	Total	%
1979 to 4/1/80	12,971	52.3	15,463	20.6	28,434	28.5
1975 to 1978	7,651	30.8	29,534	39.4	38,034	37.2
1970 to 1974	2,309	9.3	14,619	19.5	16,928	17.0
1960 to 1969	1,416	5.7	11,510	15.3	12,926	12.9
1950 to 1959	286	1.2	2,773	3.7	3,059	3.1
Prior to 1949	174	.7	1,155	1.5	1,329	1.3
Unincorporated County Total	24,807	100.0	75,054	100.0	99,861	100.0

Source: STF No. 3 Report Nos. 238-239 1980 Census

## Large Households

The 1980 Census indicated that 13.4 percent (13,496) of the unincorporated County's households are considered large households. Large households are defined by the 1980 Census as those households with 5 or more members. This is a decrease of 1,229 (8.3%) households from the number reported in the 1978 Special Census.

TABLE IV.10

1980 LARGE HOUSEHOLD DISTRIBUTION BY RSA  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Total Households	Large Households	%	As a % of Unincorporated County Total
45	16,477	2,999	18.2	22.2
46.1	8,952	1,471	16.4	10.9
46.2	4,547	886	19.5	6.6
46.3	5,227	1,079	20.6	8.0
47	15,469	1,348	8.7	10.0
48	13,570	1,138	8.4	8.4
49	8,212	920	11.2	6.8
50	5,384	562	10.4	4.2
51	2,455	188	7.7	1.4
52	11,780	948	8.0	7.0
53	4,971	1,335	26.9	9.9
54	3,359	622	18.5	4.6
Unincorporated County Total	100,403	13,496	13.4	100.0

Source: STF No. 3 Report No. 126 1980 Census



### Small Households

Small households (86,907) made up 86.6% of the unincorporated County's households in 1980. This is an increase of 17,000 (24.3%) over the 1978 Special Census figure. Small households are defined by the 1980 Census as those households with 4 or fewer members.

TABLE IV.11

1980 SMALL HOUSEHOLD DISTRIBUTION BY RSA  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Total Households	Small Households	%	As a % of Unincorporated County Total
45	16,477	13,478	81.8	15.5
46.1	8,952	7,481	83.6	8.6
46.2	4,547	3,661	80.5	4.2
46.3	5,227	4,148	79.4	4.8
47	15,469	14,121	91.3	16.3
48	13,570	12,432	91.6	14.3
49	8,212	7,292	88.8	8.4
50	5,384	4,822	90.0	5.5
51	2,455	2,267	92.3	2.6
52	11,780	10,832	92.0	12.5
53	4,971	3,636	73.1	4.2
54	3,359	2,727	81.2	3.1
Unincorporated County Total	100,403	86,907	86.6	100.0

Source: STF No. 3 Report No. 126 1980 Census.

## Overcrowding

A major problem for some households is overcrowding. An overcrowded household is defined by the 1980 Census as having 1.01+ persons per room. Within the unincorporated County there were 5,765 housing units in an overcrowded condition in 1980.

TABLE IV.12  
1980 OVERCROWDING CONDITION BY RSA  
(1.01+ PEOPLE/ROOM)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Housing Units	Overcrowded Conditions	%	As a % of Unincorporated County Total
45	15,300	1,109	7.2	19.2
46.1	8,969	486	5.4	8.4
46.2	4,503	357	7.9	6.2
46.3	5,159	362	7.0	6.3
47	15,457	536	3.5	9.3
48	13,421	368	2.7	6.4
49	7,943	356	4.5	6.2
50	5,358	201	3.8	3.5
51	2,408	111	4.6	1.9
52	11,704	667	5.7	11.6
53	4,736	894	18.9	15.5
54	3,282	318	9.7	5.5
Unincorporated County Total	98,240	5,765	5.9	100.0

Source: STF No. 3 Report No. 291 1980 Census

TABLE IV.13

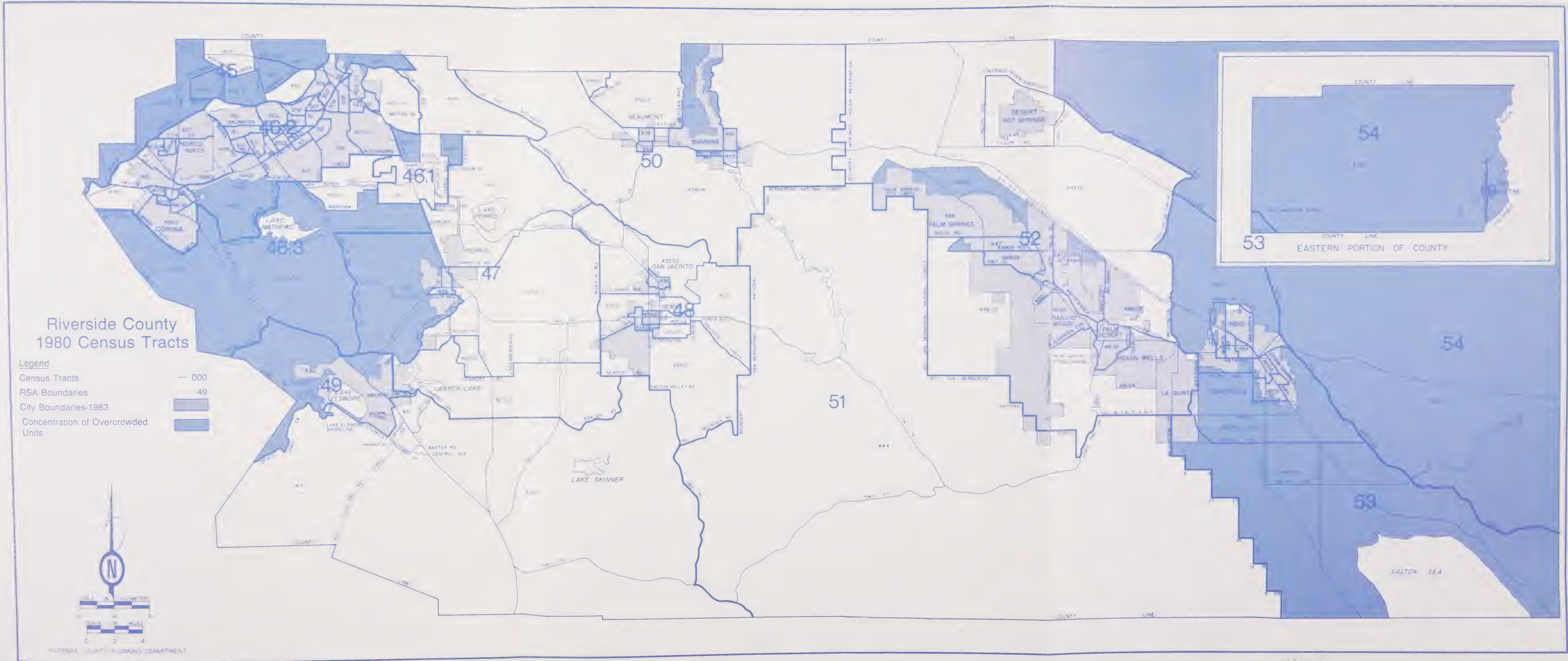
1980 CONCENTRATION OF OVERCROWDED UNITS BY  
CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Occupied Housing	Over-crowded Housing	%	Census Tract	Total Occupied Housing	Over-crowded Housing	%
RSA 45				RSA 50			
401	1,294	159	12.3	441	89	8	9.0
403	2,907	261	9.0	RSA 51			
404	2,402	151	6.3	446	262	24	9.2
406.01	2,516	164	6.5	447	424	54	12.7
406.02	1,031	67	6.5	449.01	1,354	99	7.3
RSA 46.1				449.02	740	78	10.5
425.01	1,790	207	11.6	450	1,613	161	10.0
425.03	1,832	116	6.3	RSA 53			
RSA 46.2				452.01	1,395	130	9.3
414.02	1,695	236	13.9	452.02	811	81	10.0
422.03	77	9	11.6	454	162	35	21.6
423	1,361	101	7.4	456.01	1,086	227	20.9
RSA 46.3				456.02	1,190	369	31.0
419.02	1,171	158	13.5	457.01	63	43	68.3
420.02	2,212	175	7.9	457.02	29	9	31.0
RSA 47				RSA 54			
429	2,398	199	8.3	458	1,356	131	9.7
RSA 49				459	514	87	16.9
430	887	52	5.9	460	660	83	12.6
				461	606	118	19.5
				462	146	30	20.5

Source: STF No. 3 Report No. 291 1980 Census



Concentration of Overcrowded Units,  
Unincorporated Riverside County, 1980







## Elderly Households

The 1980 Census indicated that 27.4% (27,511) of the unincorporated County's households were elderly households. As defined by the 1980 Census the age of the head of the household must be 65 years of age or greater to be considered elderly. This is an increase of 8,046 (41.3%) from the 1978 Special Census.

TABLE IV.14

1980 ELDERLY HOUSEHOLDS BY RSA  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Total Households	Elderly Households	%	As a % of Unincorporated County Total
45	16,477	2,861	17.4	10.4
46.1	8,952	634	7.1	2.3
46.2	4,547	465	10.2	1.7
46.3	5,227	583	11.2	2.1
47	15,469	7,326	47.4	26.7
48	13,570	5,817	42.9	21.2
49	8,212	1,747	21.3	6.4
50	5,384	1,935	35.9	7.0
51	2,455	503	20.5	1.9
52	11,780	3,984	33.8	14.5
53	4,971	984	19.8	3.4
54	3,359	672	20.0	2.4
Unincorporated County Total	100,403	27,511	27.4	100.0

Source: STF No. 3 Report Nos. 210-211 1980 Census.

## Handicapped Households

Questions concerning the total number of households with a handicapped member were not included in the 1980 Census. Questions were asked of the 16-64 age group concerning work and transportation disabilities and the 65+ age group concerning transportation disabilities.

The 1978 Special Census was used in conjunction with the 1980 Census to determine the number of handicapped households in the County. The 1978 Special Census defined a handicapped person as someone with one or more of the following impairments:

- Loss or serious impairment of speech or hearing.
- Loss or serious impairment of sight.
- Loss or serious impairment of one or more limbs.
- Disabling arthritis or other joint disease.
- Disabling impairment of respiratory system (asthma, emphysema, lung disease, etc.)
- Disabling heart disease or blood pressure problem.
- Mental retardation which prevents normal functioning.
- Wheel chair use or other similar supportive device.
- Other disabling problem.

In 1980, it is estimated there were 25,206 households with one or more handicapped members in the County unincorporated area.

TABLE IV.15

### 1980 HANDICAPPED HOUSEHOLDS BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Total Households	% Handicapped	Handicapped Households	As a % of Unincorporated County Total
45	16,477	33.8	5,568	22.1
46.1*	8,255	25.7	2,122	8.4
46.2	4,547	27.6	1,254	5.0
46.3	5,227	26.2	1,371	5.4
47	15,469	19.0	2,937	11.7
48	13,570	24.3	3,303	13.1
49	8,212	24.9	2,045	8.1
50	5,384	14.7	793	3.1
51	2,455	47.9	1,176	4.7
52	11,780	24.2	2,851	11.3
53	4,971	19.6	975	3.9
54	3,359	24.1	811	3.2
Unincorporated County Total	99,706	25.3	25,206	100.0

Source: STF No. 3 Report No. 101 1980 Census.  
1978 Special Census.

NOTE: March AFB not included in RSA 46.1.



## IV-5

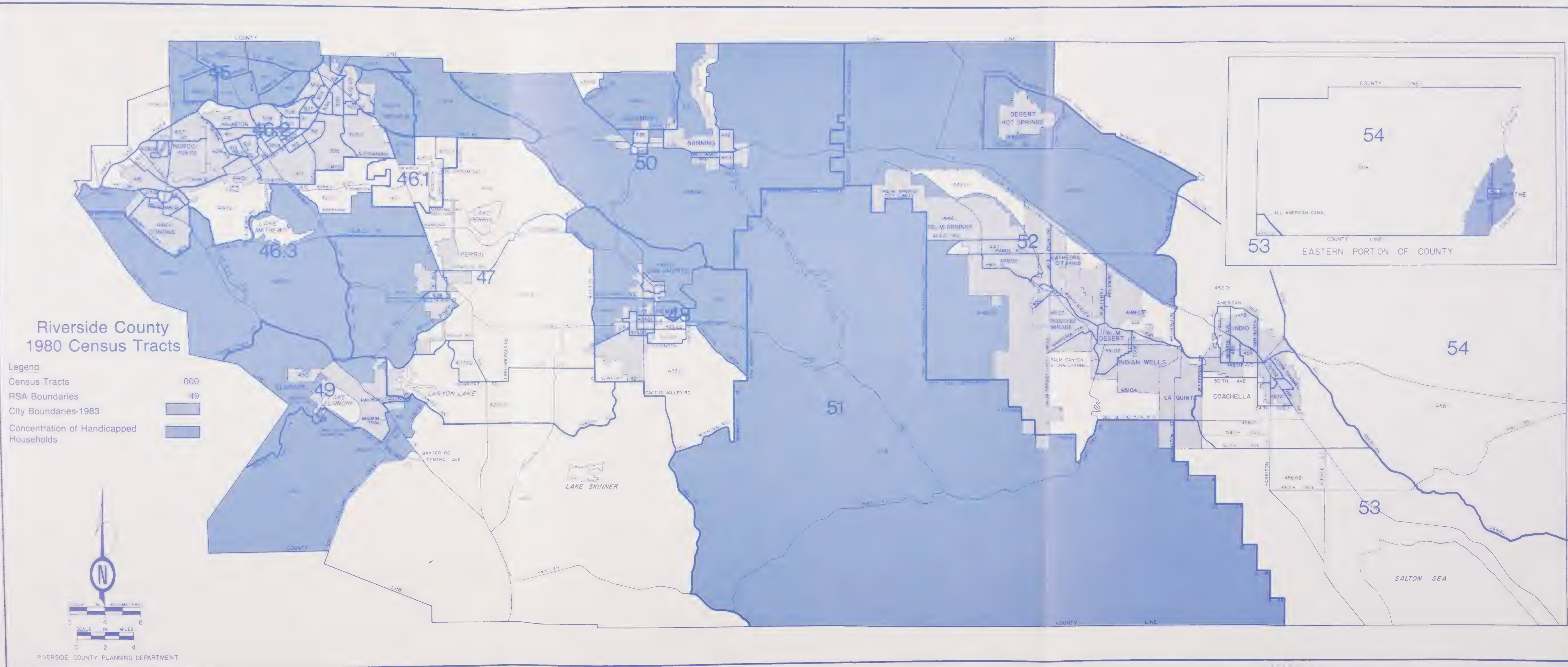






TABLE IV.16

1980 CONCENTRATION OF HANDICAPPED HOUSEHOLDS  
BY CENSUS TRACTS FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	House-holds	Handicapped Households	%	Census Tract	House-holds	Handicapped Households	%
RSA 45				RSA 48			
401	1,309	420	32.1	435.01	3,278	862	26.3
402	3,181	880	27.7	435.02	1,137	323	28.4
403	2,902	1,020	35.1	437	2,749	900	32.7
404	2,411	939	38.9				
405	3,135	1,451	46.3	RSA 49			
406.01	1,057	300	28.4	430	936	295	31.5
RSA 46.1				431	2,922	841	28.8
424	2,338	676	28.9	RSA 50			
425.01	1,756	458	26.1	438.03	2,259	623	27.6
RSA 46.2				438.04	1,435	591	41.2
301	11	3	27.6	441	97	35	36.2
408.02	39	12	30.8	RSA 51			
418.01	3	1	33.3	444	2,455	1,176	47.9
419.01	1,082	316	29.1	RSA 52			
422.03	68	20	28.7	445.01	2,824	1,051	37.2
422.04	200	58	29.0	446	272	86	31.6
423	1,319	415	31.5	448.02	142	52	37.0
RSA 46.3				448.03	131	42	32.4
445.02	681	274	40.2	RSA 54			
419.02	1,186	373	31.5	459	576	157	27.3
420.02	2,263	703	31.0	460	688	218	31.7
RSA 47				462	210	70	33.1
428	7	4	54.5				
429	2,423	913	37.7				

Source: STF No. 3 Report No. 101 1980 Census.  
1978 Special Census.

## Household Incomes

The median household income for 1979 was determined to be \$16,037 for the entire County. Of the County's households, 61.1% earned less than 120% (\$19,244.40) of the County's median income. Data for just the unincorporated portion of Riverside County was not determined in the 1980 Census. The Riverside County Planning Department's Community Profiles estimated the median 1979 household income for the unincorporated area of Riverside County at \$15,715.

TABLE IV.17

### 1980 INCOME DISTRIBUTION FOR UNINCORPORATED RIVERSIDE COUNTY

Income Level	Total Households	As a % of Unincorporated County		Income Level	Total Households	As a % of Unincorporated County	
		Total	County			Total	County
Less than \$ 5,000	11,496		11.5	\$30,000 to \$34,999	5,915		5.9
\$ 5,000 to \$ 9,999	18,643		18.6	\$35,000 to \$39,999	3,681		3.8
\$10,000 to \$14,999	17,822		17.8	\$40,000 to \$49,999	3,668		3.7
\$15,000 to \$19,999	14,713		14.7	\$50,000 to \$74,999	2,555		2.6
\$20,000 to \$24,999	12,105		12.0	More than \$75,000	1,090		1.1
\$25,000 to \$29,999	8,471		8.5				
Unincorporated County Total					Households 100,159	100.0	

Source: STF No. 3 Report Nos. 188-189 1980 Census, reflecting 1979 incomes.

TABLE IV.18

### 1980 MEDIAN HOUSEHOLD INCOME DISTRIBUTION BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Median Household Income	As a % of County Median		RSA No.	Median Household Income	As a % of County Median	
45	17,614		109.8	49	15,782		98.4
46.1	17,652		110.1	50	14,005		87.3
46.2	19,640		122.5	51	14,884		92.8
46.3	22,876		142.6	52	14,631		91.2
47	13,913		86.8	53	16,347		101.9
48	13,878		86.5	54	14,586		91.0
Unincorporated County Total				Median Income 16,037			
				100.0			

Source: STF No. 3 Report Nos. 188-189 1980 Census, reflecting 1979 incomes.



Census Tracts Below County Median Household Income,  
Unincorporated Riverside County, 1980

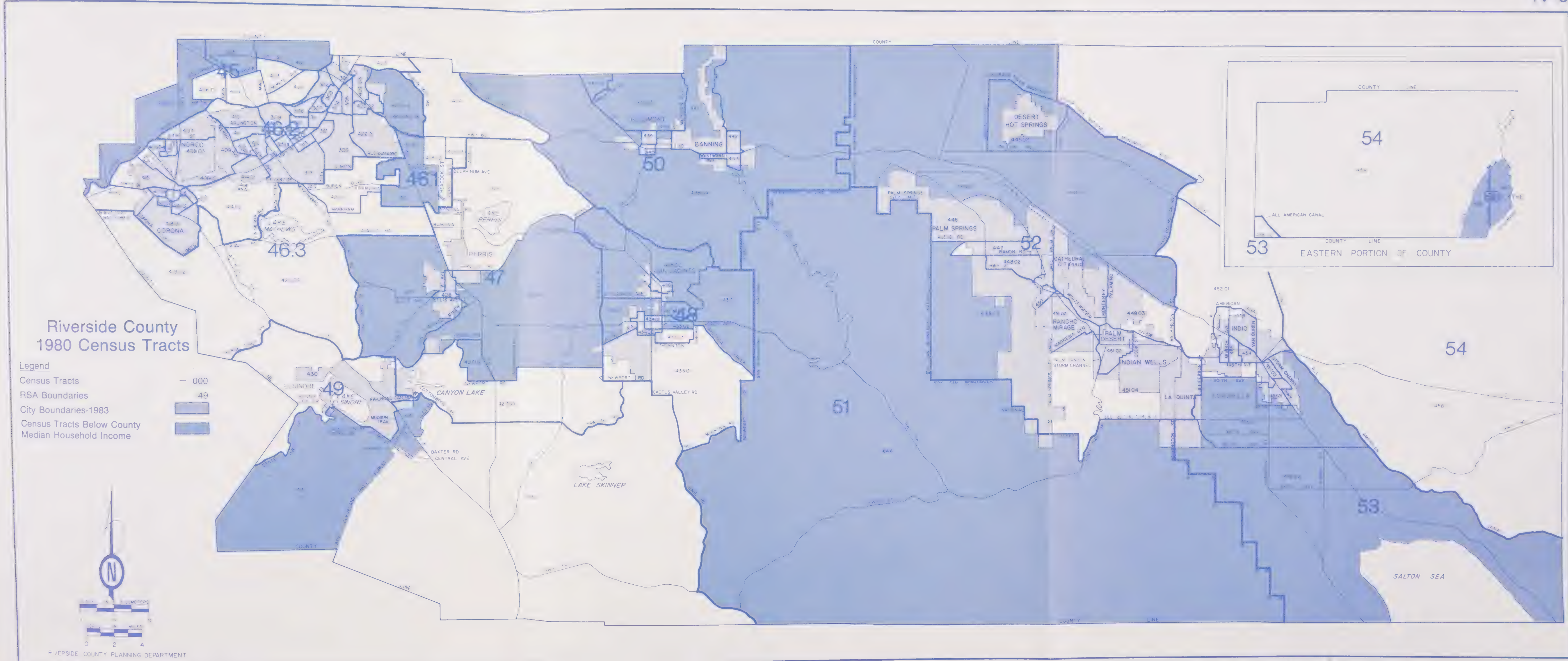






TABLE IV.19

1980 CENSUS TRACTS WITH MEDIAN HOUSEHOLD INCOME BELOW COUNTY  
MEDIAN HOUSEHOLD INCOME FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Median Income	Census Tract	Median Income
RSA 45		RSA 50	
401	15,737	438.02	15,698
405	12,314	438.03	14,855
406.02	14,539	438.04	10,690
		441	15,852
RSA 46.1		RSA 51	
421	13,276		
425.01	12,900	444	14,835
RSA 46.2		RSA 52	
422.03	13,750	445.01	11,744
422.04	13,942	445.02	10,952
		446	9,467
RSA 47		448.03	11,581
		449.01	12,724
427.02	12,790	449.02	15,607
427.04	12,940	451.03	9,375
428.00	12,575		
429.00	11,734	RSA 53	
RSA 48		454	11,419
		456.01	15,507
433.02	13,141	456.02	15,838
435.01	11,787	457.01	9,476
435.02	14,457		
437.00	11,461	RSA 54	
RSA 49		459	14,382
		460	11,389
431.00	13,333	461	11,012
		462	10,833

Source: STF No. 3 Report Nos. 188-189 1980 Census, reflecting 1979 incomes.



### Low, Moderate and Medium Income Households

The first step in assessing housing needs is to determine where and how many low and moderate income families reside in Riverside County. Also, since housing problems are not confined to just the low and moderate income families, the assessment of housing needs includes medium income families as well. The Federal Department of Housing and Urban Development (HUD) guidelines provide the following definitions for distinctions among low, moderate and medium income families:

Low Income Family. A family whose gross income is 50 percent or less of the areawide median income.

Moderate Income Family. A family whose gross income is 51 to 80 percent of the areawide median income.

Medium Income Family. A family whose gross income is 81 to 120 percent of areawide median income.

The Federal Department of Housing and Urban Development and the State Department of Housing and Community Development use similar income criteria (percentages) to define income groups. However, the State uses different terminology based on the Health and Safety Code which are as follows:

Very Low Income Family. A family whose gross income is 50 percent or less of the areawide median income.

Low Income Family A family whose gross income is 51 to 80 percent of the areawide median income.

Moderate Income Family. A family whose gross income is 81 to 120 percent of areawide median income.

For purposes of this discussion, HUD's terminology will be used since the federal government provides funding for a number of housing programs.

As noted earlier, the Countywide median household income was determined to be \$16,037. This figure can be applied to 1980 data to estimate how many low, moderate, and medium income families there were in the County and where they were located in 1980. Applying HUD's standards for low, moderate, and medium income levels to the Countywide median income figure, the following classifications were calculated:

Low Income Households (1980). All households whose annual gross incomes were at or below \$8,018.50

Moderate Income Households (1980). All households whose annual gross incomes were at or below \$12,829.60 but above \$8,018.50.

Medium Income Households (1980). All households whose annual gross incomes were at or below \$19,244.40 but above \$12,829.60.

The 1980 Census questionnaire asked for the income earned in 1979. The data was then categorized and presented in the following categories:

Less than \$ 2,500	\$22,500 - \$24,999
\$ 2,500 - \$ 4,999	\$25,000 - \$27,499
\$ 5,000 - \$ 7,499	\$27,500 - \$29,999
\$ 7,500 - \$ 9,999	\$30,000 - \$34,999
\$10,000 - \$12,499	\$35,000 - \$39,999
\$12,500 - \$14,999	\$40,000 - \$49,999
\$15,000 - \$17,499	\$50,000 - \$74,999
\$17,500 - \$19,999	\$75,000 or more
\$20,000 - \$22,499	

Since these income categories do not coincide with the income ranges of the low, moderate, and medium income families, an interpolation of the Census income categories was done to bring the income categories into conformance with the three family income ranges.

As specified earlier there were 100,159 households who earned an income in the unincorporated County in 1979. Of this number 61.1% (61,151) of the households fall into one of these income brackets. Further breakdown indicates that 22.5% (22,503) are low income, 18.8% (18,808) are moderate income, and 19.8% (19,840) are medium income households. The remaining 38.9% (39,008) are considered upper income households.

TABLE IV.20

1980 LOW, MODERATE, AND MEDIUM INCOME HOUSEHOLDS  
BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Low Income	%	Moderate Income	%	Medium Income	%	L/M/M Total	As a % of	
								Unincorporated County Total	L/M/M
45	3,588	39.2	2,671	29.2	2,900	31.6	9,159	15.0	
46.1	1,437	29.1	1,612	32.6	1,892	38.3	4,941	8.1	
46.2	788	36.2	545	25.0	845	38.8	2,178	3.5	
46.3	928	40.9	653	28.8	688	30.3	2,269	3.7	
47	3,735	35.4	3,420	32.4	3,409	32.2	10,564	17.3	
48	3,386	35.7	2,990	31.6	3,097	32.7	9,473	15.5	
49	1,766	35.7	1,529	30.9	1,651	33.4	4,946	8.1	
50	1,424	41.3	1,092	31.6	937	27.1	3,453	5.6	
51	618	38.4	494	30.6	499	31.0	1,611	2.6	
52	2,842	38.2	2,308	31.0	2,299	30.8	7,449	12.2	
53	1,105	37.2	874	29.5	988	33.3	2,967	4.9	
54	886	41.4	620	29.0	635	29.6	2,141	3.5	
Unincorporated									
Total	22,503	36.8	18,808	30.8	19,840	32.4	61,151	100.0	

Source: STF No. 3 Report No. 188 1980 Census, reflecting 1979 incomes.

TABLE IV.21

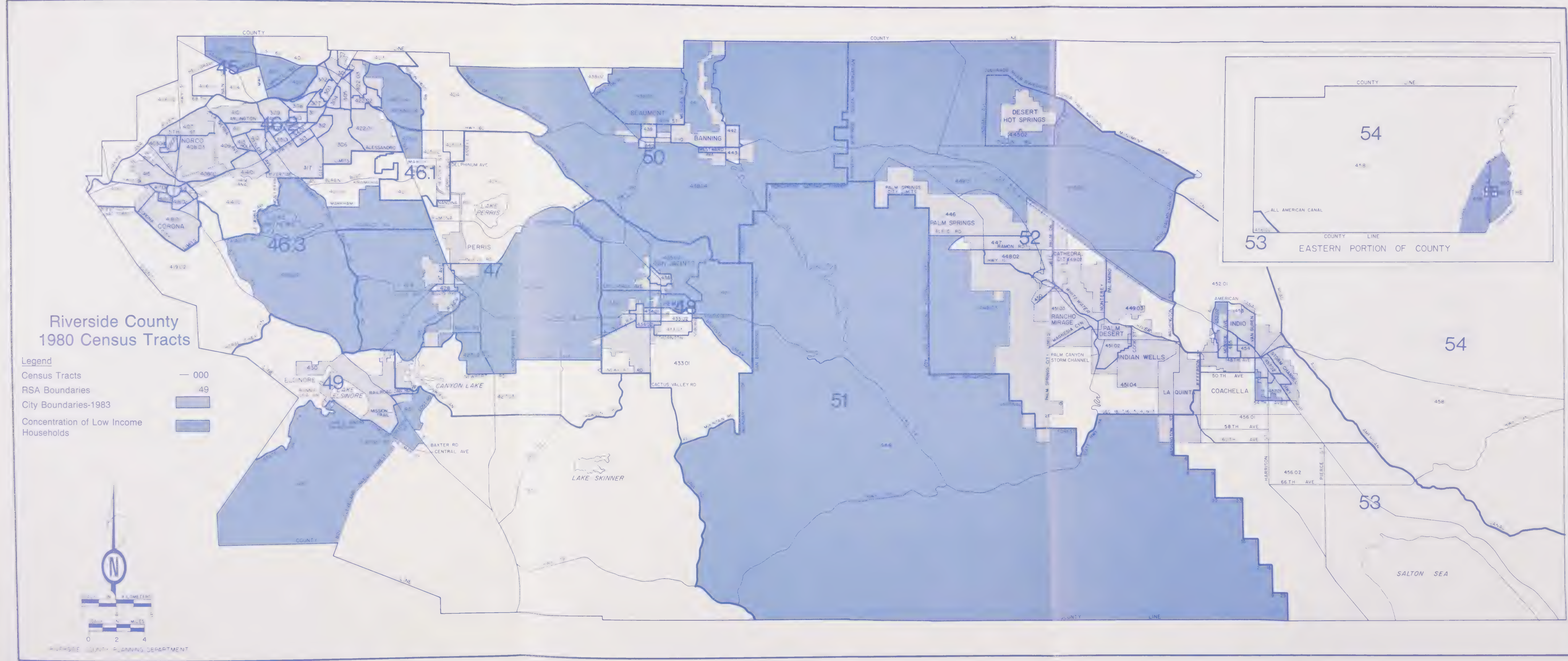
1980 CONCENTRATIONS OF LOW INCOME HOUSEHOLDS  
BY CENSUS TRACTS FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Households	Low Income Households	%	Census Tract	Total Households	Low Income Households	%
RSA 45				RSA 50			
402	3,068	770	25.1	438.03	2,259	531	23.5
403	2,899	690	23.8	438.04	1,435	516	36.0
405	3,135	920	29.3	441	97	26	26.8
RSA 46.1				RSA 51			
425.01	1,756	470	26.8	444	2,455	618	25.2
RSA 46.2				RSA 52			
422.03	68	25	36.7	445.01	2,824	919	32.5
422.04	200	71	35.5	445.02	681	200	29.4
RSA 46.3				446	272	101	37.1
420.02	2,263	526	23.2	448.03	131	31	23.7
RSA 47				449.01	1,344	430	32.0
427.02	4,995	1,150	23.0	451.03	14	5	35.7
427.04	3,474	844	24.3	RSA 53			
429	2,423	766	31.6	452.02	839	194	23.1
RSA 48				454	208	58	27.9
435.01	3,278	973	29.7	457.01	111	37	33.3
435.02	1,137	284	25.0	457.02	38	15	39.5
437	2,749	782	28.4	RSA 54			
RSA 49				459	576	146	25.3
431	2,922	853	29.2	460	624	211	33.8
				461	134	38	28.4

Source: STF No. 3 Report No. 188 1980 Census.



Concentration of Low Income Households,  
Unincorporated Riverside County, 1980







Concentration of Moderate Income Households,  
Unincorporated Riverside County, 1980

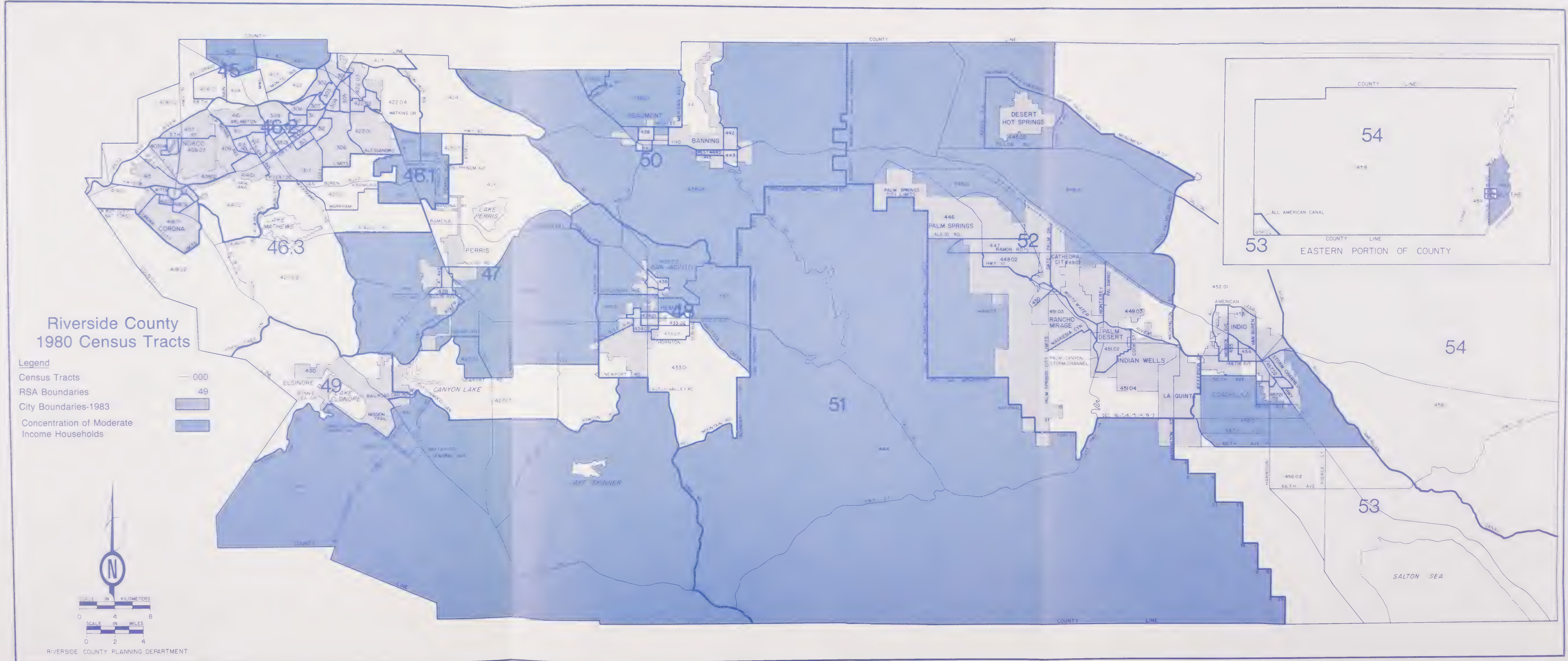






TABLE IV.22

1980 CONCENTRATIONS OF MODERATE INCOME HOUSEHOLDS  
BY CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Households	Moderate Income Households	%	Census Tract	Total Households	Moderate Income Households	%
RSA 45				RSA 50			
401	1,309	263	20.1	438.02	1,593	330	20.7
405	3,135	727	23.2	438.03	2,259	434	19.2
				438.04	1,435	372	25.9
RSA 46.1				RSA 51			
421	697	263	37.7	444	2,455	494	20.1
425.01	1,756	424	24.1				
425.02	2,334	485	20.8				
RSA 47				RSA 52			
427.02	4,995	1,423	28.5	445.01	2,824	657	23.3
427.04	3,474	819	23.6	445.02	681	228	33.5
429	2,423	566	23.4	446	272	52	19.1
				447	449	97	21.6
RSA 48				448.03	131	50	38.2
435.01	3,278	869	26.5	449.01	1,344	261	19.4
435.02	1,137	243	21.4	449.02	741	178	24.0
437	2,749	806	29.3	451.03	14	3	21.4
RSA 49				RSA 53			
431	2,922	557	19.1	454	208	65	31.3
432	4,354	879	20.2	456.01	1,112	242	21.8
				457.01	111	46	41.4
				RSA 54			
				460	624	130	20.8

Source: STF No. 3 Report No. 188 1980 Census.

TABLE IV.23

1980 CONCENTRATIONS OF MEDIUM INCOME HOUSEHOLDS  
BY CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

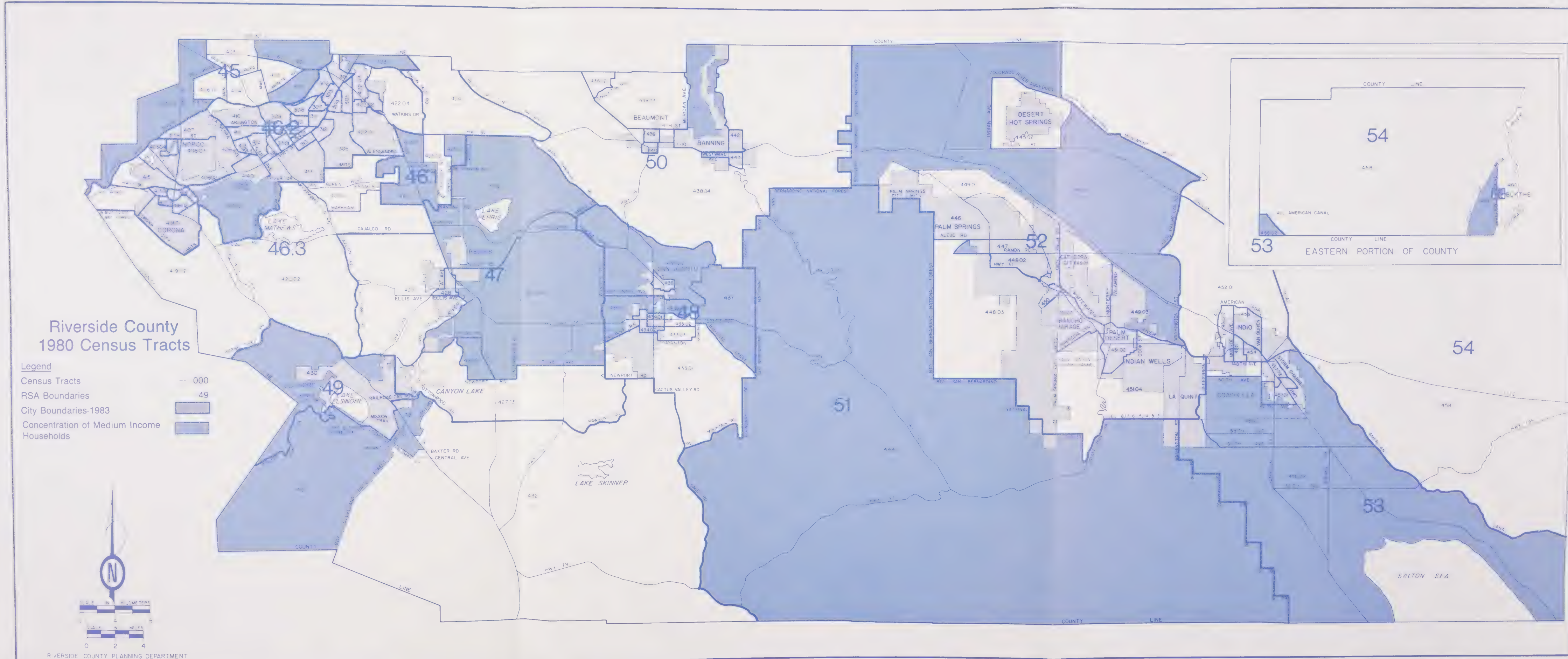
Census Tract	Total Population	Median Income	%
RSA 45			
401	1,309	303	23.1
402	3,068	634	20.7
406.02	424	100	23.6
RSA 46.1			
421	697	202	29.0
425.01	1,756	406	23.1
425.03	1,827	456	25.0
RSA 46.2			
414.02	1,681	343	20.4
423	1,319	330	25.0
RSA 47			
426	1,438	341	23.7
427.02	4,995	1,303	26.1
427.04	3,474	759	21.8
RSA 48			
435.01	3,278	724	22.1
435.02	1,137	228	20.1
437	2,749	598	21.8
RSA 49			
430	936	239	25.5
431	2,922	611	20.9

Census Tract	Total Population	Median Income	%
RSA 50			
441	97	33	34.0
RSA 51			
444	2,455	518	21.1
RSA 52			
445.01	2,824	578	20.5
447	449	115	25.6
448.02	142	55	38.7
449.03	2,199	523	23.8
451.03	14	5	35.7
RSA 53			
456.01	1,112	271	24.4
456.02	1,262	322	25.5
457.01	111	26	23.4
RSA 54			
459	576	168	29.2
461	134	33	24.6

Source: STF No. 3 Report No. 188 1980 Census



## Concentration of Medium Income Households, Unincorporated Riverside County, 1980

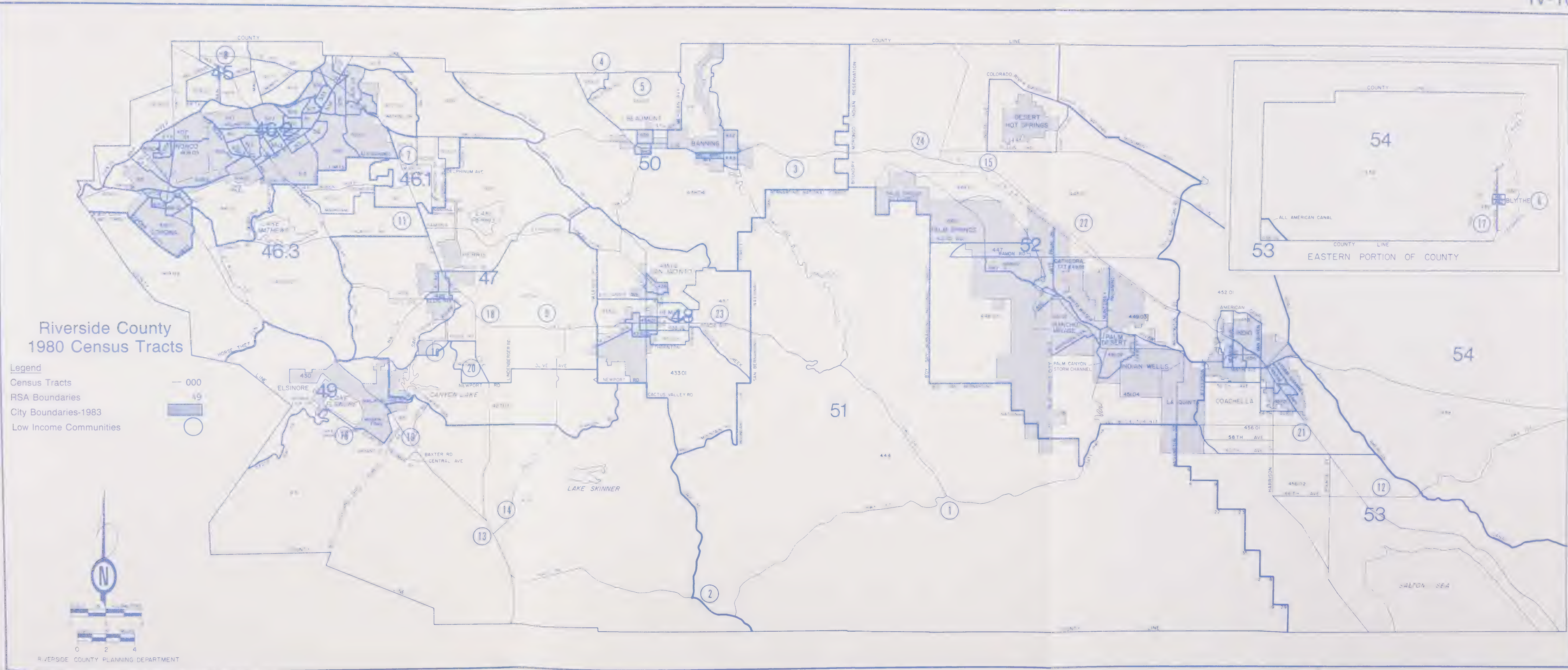






## Low Income Communities, Unincorporated Riverside County, 1980

IV-10







### Low Income Communities

Review of Community Profiles and Zip Code data indicated that there are 24 readily identifiable communities in the County whose median income is less than that of the County as a whole.

TABLE IV.24

#### 1980 LOW INCOME COMMUNITIES IN UNINCORPORATED RIVERSIDE COUNTY

Community	Map Location	Community	Map Location
Anza	1	Murrieta	13
Aguanga	2	Murrieta Hot Springs	14
Cabazon	3	North Palm Springs	15
Calimesa	4	Quail Valley	16
Cherry Valley	5	Ripley	17
East Blythe	6	Romoland	18
Edgemont	7	Sedco-Wildomar	19
Glen Avon	8	Sun City	20
Homeland	9	Thermal	21
Lakeland Village	10	Thousand Palms	22
Mead Valley	11	Valle Vista	23
Mecca	12	Whitewater	24

Source: Riverside County Planning Department Community Profiles  
1980 Census Zip Code Program

### Household Overpayment For Housing

The State Department of Housing and Community Development has stated that overpayment is the most widespread housing problem in California. Overpayment is also a significant concern in Riverside County, and represents the most extensive housing problem in the County.

The State Department of Housing and Community Development's definition of overpayment is a family paying more than 25 percent of its gross income for housing (i.e. mortgage, interest, rent, insurance, taxes, utilities, etc.). The 25 percent of income is considered by many people to be outdated in today's world of increasing interest rates, utility and housing costs. Studies have shown it is not uncommon to find families paying 30 percent or more of their total gross income for their housing. The Department of Housing and Urban Development and the Farmers Home Administration (Department of Agriculture) use 30 percent of a household's adjusted gross income as the maximum amount the household should pay for housing.

However, since the 25 percent figure is still used by State Housing and Community Development to determine a household's need for assistance, this section will assume that 25 percent still represents the appropriate percentage of income a household should pay for its housing. Although 25 percent might not be a realistic figure today, it is still a worthwhile goal for which to strive.

The Census was used to estimate the number of low, moderate, and medium income households paying more than 25 percent of their income for housing in 1980. The same type of interpolation that was done on household income was used in order to bring the Census housing payment response categories into conformance with the housing payment ranges required by this study.

The analysis identified 22,412 low/moderate/medium income households with an affordability problem. Rental households had a higher rate of overpayment as compared to owner households (70.9% vs. 47.1%).

TABLE IV.25

1980 LOW, MODERATE, AND MEDIUM INCOME  
HOUSEHOLDS WITH AN AFFORDABILITY PROBLEM BY RSA  
(COMPOSITE) FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	<u>Low Income</u>			<u>Moderate Income</u>			<u>Medium Income</u>			<u>All Incomes</u>			As a % of Unincorporated County Total
	Total	With an Afford- ability Problem	%	Total	With an Afford- ability Problem	%	Total	With an Afford- ability Problem	%	Total	With an Afford- ability Problem	%	
45	2,891	2,235	77.3	1,930	1,080	56.0	2,518	1,102	43.8	7,339	4,417	60.2	19.7
46.1	1,203	1,065	88.5	1,259	852	67.7	1,637	848	51.8	4,099	2,765	67.5	12.3
46.2	598	508	84.9	490	272	55.5	708	288	40.7	1,796	1,068	59.5	4.8
46.3	514	413	80.4	330	202	61.2	514	284	55.3	1,358	899	66.2	3.9
47	2,211	1,483	67.1	1,992	827	41.5	2,330	707	30.3	6,533	3,017	46.2	13.5
48	1,901	1,451	76.3	1,551	835	53.8	1,772	768	43.3	5,224	3,054	58.5	13.6
49	1,003	762	76.0	803	454	56.5	994	401	42.5	2,800	1,617	57.8	7.2
50	833	509	61.1	596	236	39.6	628	209	33.3	2,057	954	46.4	4.3
51	303	235	77.6	267	140	52.4	322	138	42.9	892	513	57.5	2.3
52	1,681	1,314	78.2	1,243	728	58.6	1,400	620	44.3	4,324	2,662	61.5	11.9
53	560	472	84.3	430	226	52.6	544	172	31.6	1,534	870	56.7	3.9
54	463	335	72.4	368	160	43.5	378	81	21.4	1,209	576	47.6	2.6
Unincorporated County Total	14,161	10,782	76.1	11,259	6,012	53.4	13,745	5,618	40.9	39,165	22,412	57.2	100.0

Source: STF No. 3 Report Nos. 268-269 and 284-285 1980 Census.



TABLE IV.26

1980 LOW, MODERATE, AND MEDIUM INCOME HOUSEHOLDS WITH  
AN AFFORDABILITY PROBLEM BY RSA (OWNER OCCUPIED UNITS)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	<u>Low Income</u>			<u>Moderate Income</u>			<u>Medium Income</u>			<u>All Incomes</u>			As a % of Unincorporated County Total
	Total	With an Afford- ability Problem	%	Total	With an Afford- ability Problem	%	Total	With an Afford- ability Problem	%	Total	With an Afford- ability Problem	%	
45	1,085	612	56.4	991	495	49.9	1,674	850	50.8	3,750	1,957	52.3	18.4
46.1	281	189	67.3	354	215	60.7	724	441	60.9	1,359	845	62.2	7.9
46.2	249	196	78.7	255	100	39.2	458	179	39.1	962	475	49.4	4.5
46.3	370	296	80.0	224	140	62.5	385	231	60.0	979	667	68.1	6.2
47	1,595	888	55.7	1,589	529	33.3	1,944	515	26.5	5,128	1,932	37.7	18.2
48	941	579	61.5	916	374	40.8	1,178	521	44.2	3,035	1,474	48.6	13.9
49	527	305	57.9	484	209	43.2	689	273	39.6	1,700	787	46.3	7.4
50	597	311	52.1	439	151	34.4	435	130	29.9	1,471	592	40.2	5.6
51	166	107	64.5	186	87	46.8	211	83	39.3	563	277	49.2	2.6
52	809	508	62.8	754	349	46.3	896	321	35.8	2,459	1,178	47.9	11.1
53	154	100	64.9	201	89	44.3	333	124	37.2	688	313	45.5	2.9
54	174	82	47.1	121	30	24.8	168	21	12.5	463	133	28.7	1.3
Unincorporated County Total	6,948	4,173	60.1	6,514	2,768	42.5	9,095	3,689	40.6	22,557	10,630	47.1	100.0

Source: STF No. 3 Report Nos. 284-285 1980 Census.

TABLE IV.27

1980 LOW, MODERATE, AND MEDIUM INCOME HOUSEHOLDS WITH  
AN AFFORDABILITY PROBLEM BY RSA (RENTER OCCUPIED UNITS)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	<u>Low Income</u>			<u>Moderate Income</u>			<u>Medium Income</u>			<u>All Incomes</u>			As a % of Unincorporated County Total
	Total	With an Afford- ability Problem	%	Total	With an Afford- ability Problem	%	Total	With an Afford- ability Problem	%	Total	With an Afford- ability Problem	%	
45	1,806	1,623	89.9	939	585	62.3	844	252	29.9	3,589	2,460	68.5	20.9
46.1	922	876	95.0	905	637	70.4	913	407	44.6	2,740	1,920	70.1	16.3
46.2	349	312	89.4	235	172	73.2	250	109	43.6	834	593	71.1	5.0
46.3	144	117	81.3	106	62	58.5	129	53	41.1	379	232	61.2	2.0
47	616	595	96.6	403	298	73.9	386	192	49.7	1,405	1,085	77.2	9.2
48	960	872	90.8	635	461	72.6	594	247	41.6	2,189	1,580	72.3	13.4
49	476	457	96.0	319	245	76.8	305	128	42.0	1,100	830	75.4	7.0
50	236	198	83.9	157	85	54.1	193	79	40.9	586	362	61.8	3.1
51	137	128	93.4	81	53	65.4	111	55	49.5	329	236	71.7	2.0
52	872	806	92.4	489	379	77.5	504	299	59.3	1,865	1,484	79.6	12.6
53	406	372	91.6	229	137	59.8	211	48	22.7	846	557	65.8	4.7
54	289	253	87.5	247	130	52.6	210	60	28.6	746	443	59.4	3.8
Unincorporated County Total	7,213	6,609	91.6	4,745	3,244	68.4	4,650	1,929	41.5	16,608	11,782	70.9	100.0

Source: STF No. 3 Report Nos. 268-269 1980 Census.

TABLE IV.28

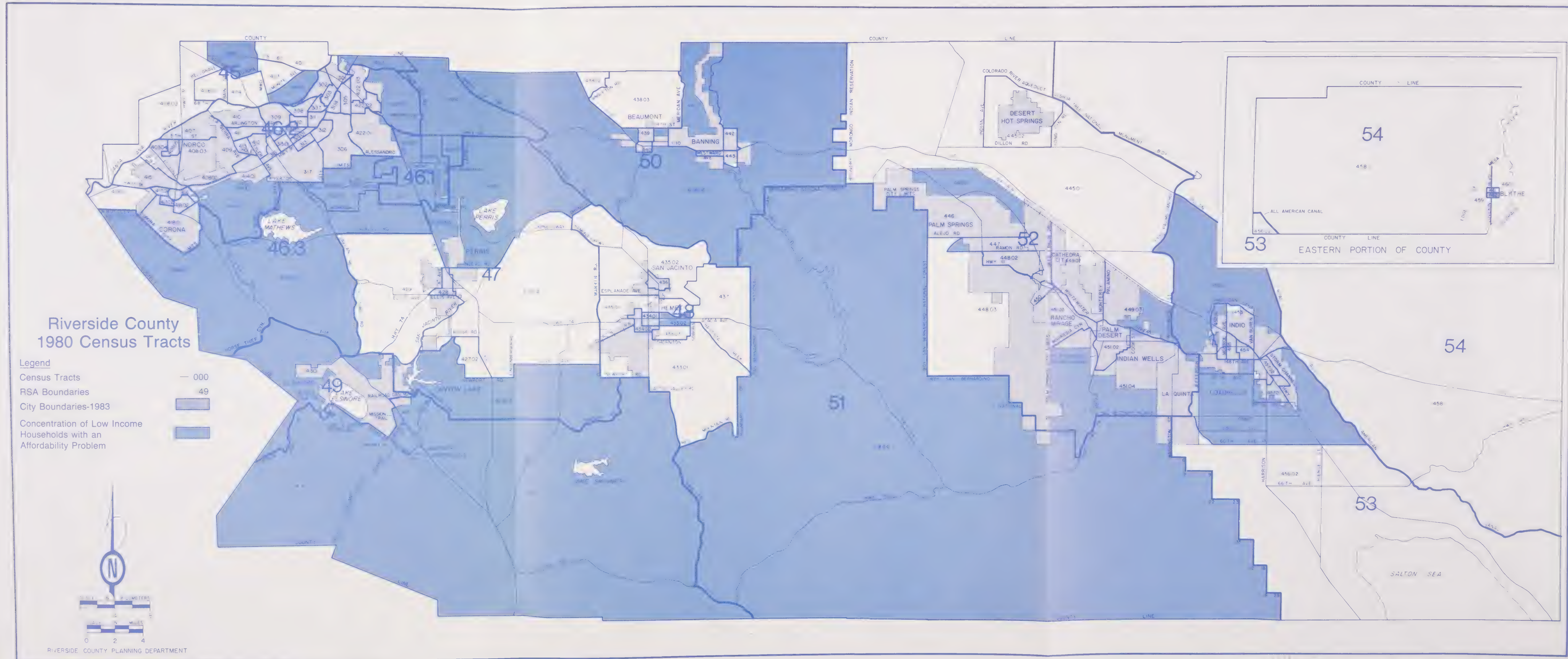
1980 CONCENTRATION OF LOW INCOME  
HOUSEHOLDS WITH AN AFFORDABILITY PROBLEM BY  
CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total	Low Income Affordability Problem	%	Census Tract	Total	Low Income Affordability Problem	%
RSA 45				RSA 49			
402	640	520	81.3	430	40	40	100.0
405	826	697	84.4	431	417	326	78.2
				432	387	325	84.0
RSA 46.1				RSA 50			
421	51	51	100.0	438.04	94	74	78.7
424	118	106	89.8	441	16	16	100.0
425.01	442	398	90.0				
425.02	365	310	84.9	RSA 51			
425.03	226	199	88.1	444	303	235	77.6
RSA 46.2				RSA 52			
414.02	136	114	83.8	446	50	41	82.0
422.01	7	7	100.0	447	43	40	93.0
422.04	101	91	90.1	449.01	295	264	89.5
423	238	222	93.3	449.03	224	194	86.6
RSA 46.3				450	311	240	77.2
419.02	94	76	80.9	451.04	185	178	96.2
420.01	136	113	83.1				
420.02	280	224	80.0	RSA 53			
RSA 47				452.01	171	163	95.3
426	105	84	80.0	452.02	62	56	90.3
427.03	252	201	79.8	456.01	124	104	83.9
RSA 48				457.01	17	17	100.0
433.02	635	534	84.1	RSA 54			
				462	59	45	76.3

Source: STF No. 3 Report Nos. 268-269 and 284-285 1980 Census.



## IV-11







## V-12

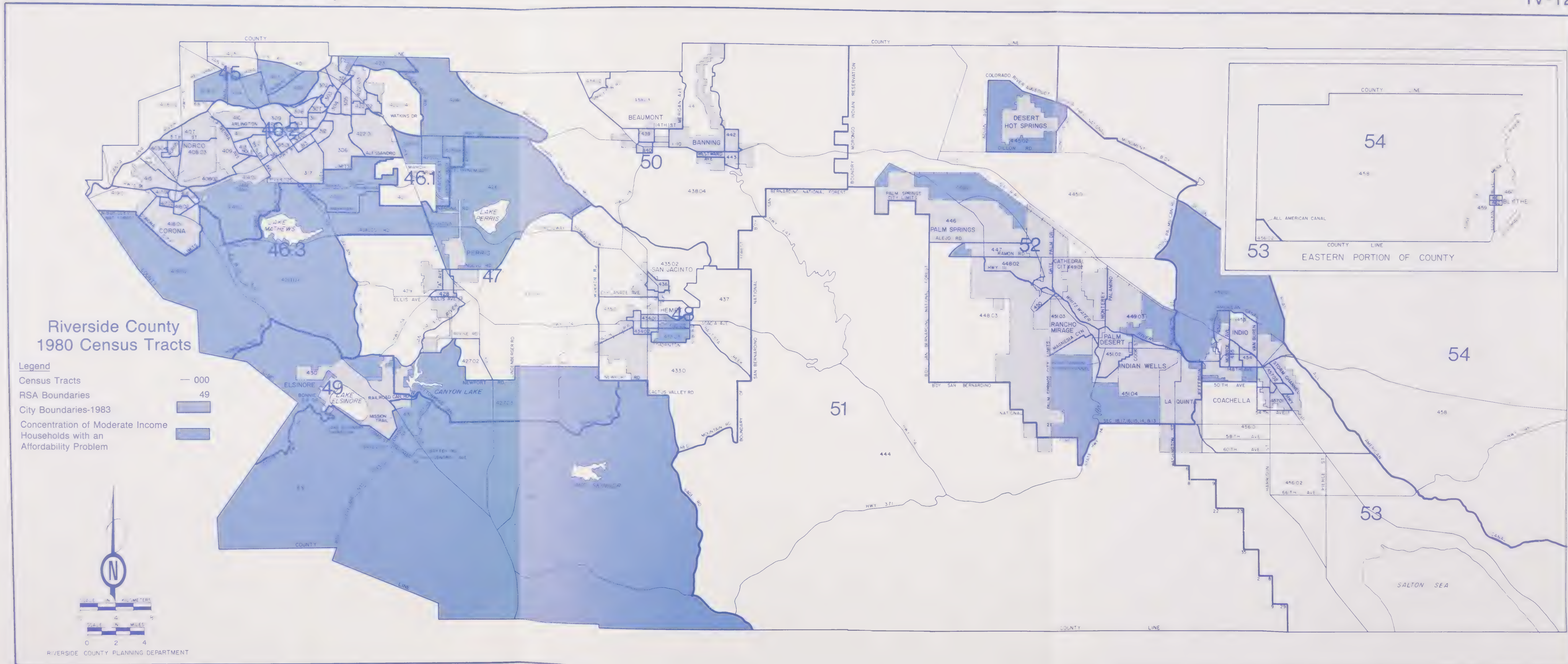






TABLE IV.29

1980 CONCENTRATION OF MODERATE INCOME  
HOUSEHOLDS WITH AN AFFORDABILITY PROBLEM BY  
CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total	Moderate Income Affordability Problem	%	Census Tract	Total	Moderate Income Affordability Problem	%
RSA 45				RSA 48			
402	351	211	60.1	433.02	556	331	59.5
403	268	179	66.8	433.03	346	188	54.3
404	273	156	57.1				
406.01	234	145	62.0				
RSA 46.1				RSA 49			
424	196	146	74.5	430	38	28	73.7
425.01	364	242	66.5	431	256	139	54.3
425.02	379	273	72.0	432	412	255	61.9
425.03	251	173	68.9				
RSA 46.2				RSA 52			
414.02	102	62	60.8	445.02	50	28	56.0
423	207	116	56.0	446	23	13	56.5
				447	91	66	72.5
RSA 46.3				448.02	6	6	100.0
419.02	91	53	58.2	449.01	140	91	65.0
420.01	95	56	58.9	449.03	211	135	64.9
420.02	161	104	64.6	450	224	149	66.5
				451.04	188	134	71.3
RSA 47				RSA 53			
426	152	113	74.3	452.01	106	68	64.2
427.03	181	120	66.3	452.02	35	19	54.3

Source: STF No. 3 Report Nos. 268-269 and 284-285 1980 Census.

TABLE IV.30

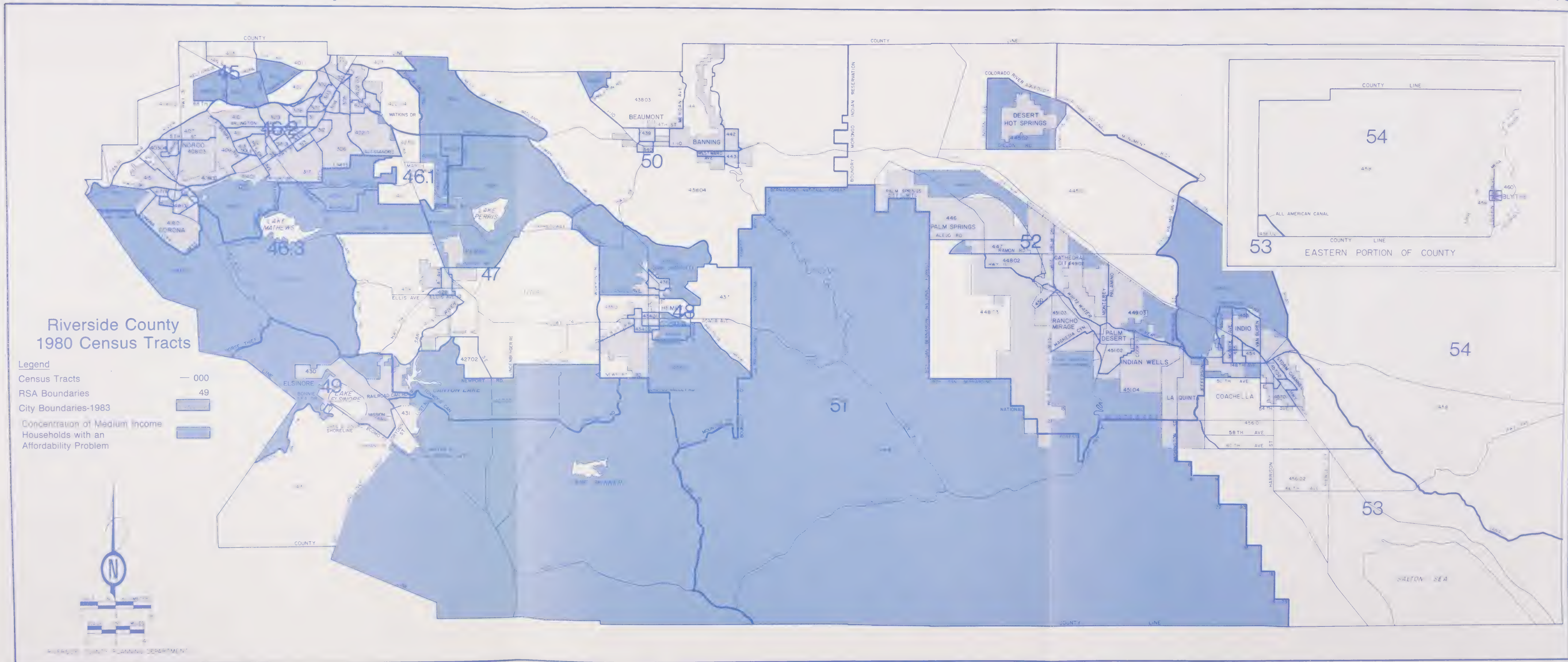
1980 CONCENTRATION OF MEDIUM INCOME  
HOUSEHOLDS WITH AN AFFORDABILITY PROBLEM  
BY CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total	Median Income Affordability Problem	%	Census Tract	Total	Median Income Affordability Problem	%
RSA 45				RSA 49			
403	324	182	56.2	430	57	29	50.9
404	413	261	63.2	432	412	197	47.8
406.01	405	229	56.5				
RSA 46.1				RSA 50			
424	330	200	60.6	438.02	170	73	42.9
425.02	380	215	56.6				
425.03	364	221	60.7	RSA 51			
				444	328	141	43.0
RSA 46.2				RSA 52			
414.02	86	42	48.8	445.02	36	19	52.8
419.01	92	56	61.0	447	99	47	47.5
422.01	11	9	81.8	448.02	4	4	100.0
				449.01	141	60	42.6
RSA 46.3				449.02	66	31	47.0
419.02	155	74	47.7	449.03	313	174	55.6
420.01	191	121	63.4	451.04	272	188	69.1
420.02	185	98	53.0				
RSA 47				RSA 53			
426	260	139	53.5	452.01	109	47	43.1
427.03	275	198	72.0	452.02	85	46	54.1
RSA 48							
433.01	79	43	54.4				
433.02	375	176	46.9				
433.03	460	234	50.9				
435.02	137	58	42.3				

Source: STF No. 3 Report Nos. 268-269 and 284-285 1980 Census.

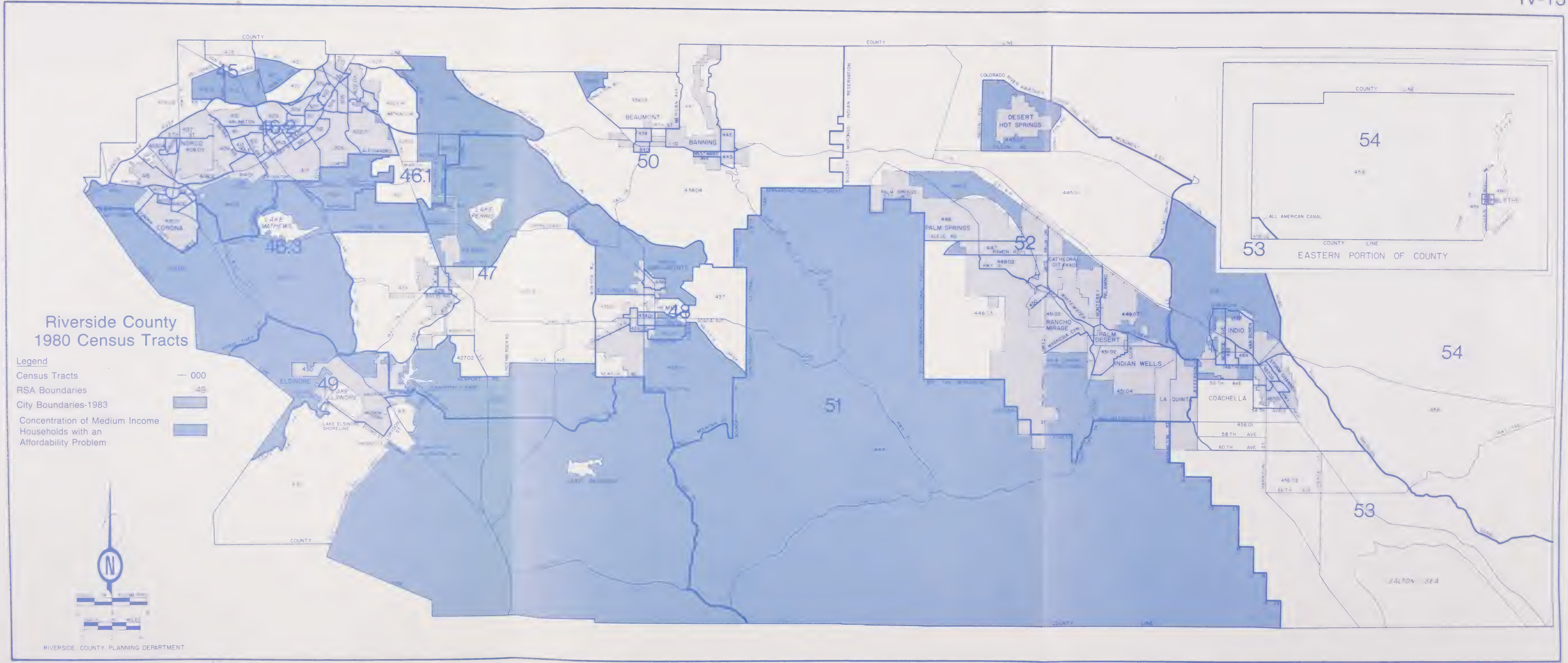


## Concentration of Medium Income Households with an Affordability Problem, Unincorporated Riverside County, 1980





Concentration of Medium Income Households with an Affordability Problem, Unincorporated Riverside County, 1980





For purposes of this study only low and moderate income households have been identified to determine affordability problems. The analysis identified 16,794 low and moderate income households who had an affordability problem paying more than 25 percent of income towards housing. This is 66.1 percent of all low and moderate income households surveyed. On April 1, 1980 there was 14,638 low and moderate income households who were paying more than 30% of their income towards housing. This is 59.7 percent of all low and moderate income households surveyed.

TABLE IV.31

1980 LOW AND MODERATE INCOME  
HOUSEHOLDS WITH AN AFFORDABILITY PROBLEM  
BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Total Households	With an Affordability Problem	%	As a % of Unincorporated County Total
45	4,821	3,315	68.8	19.7
46.1	2,462	1,917	77.9	11.4
46.2	1,088	780	71.7	4.6
46.3	844	615	72.9	3.7
47	4,203	2,310	55.0	13.8
48	3,452	2,286	66.2	13.7
49	1,806	1,216	67.3	7.2
50	1,429	745	52.1	4.4
51	570	375	65.8	2.2
52	2,924	2,042	69.8	12.2
53	990	698	70.5	4.2
54	831	495	59.6	2.9
Unincorporated County Total	25,420	16,794	66.1	100.0

Source: STF No. 3 Report Nos. 268-269 and 284-285 1980 Census.

TABLE IV.32

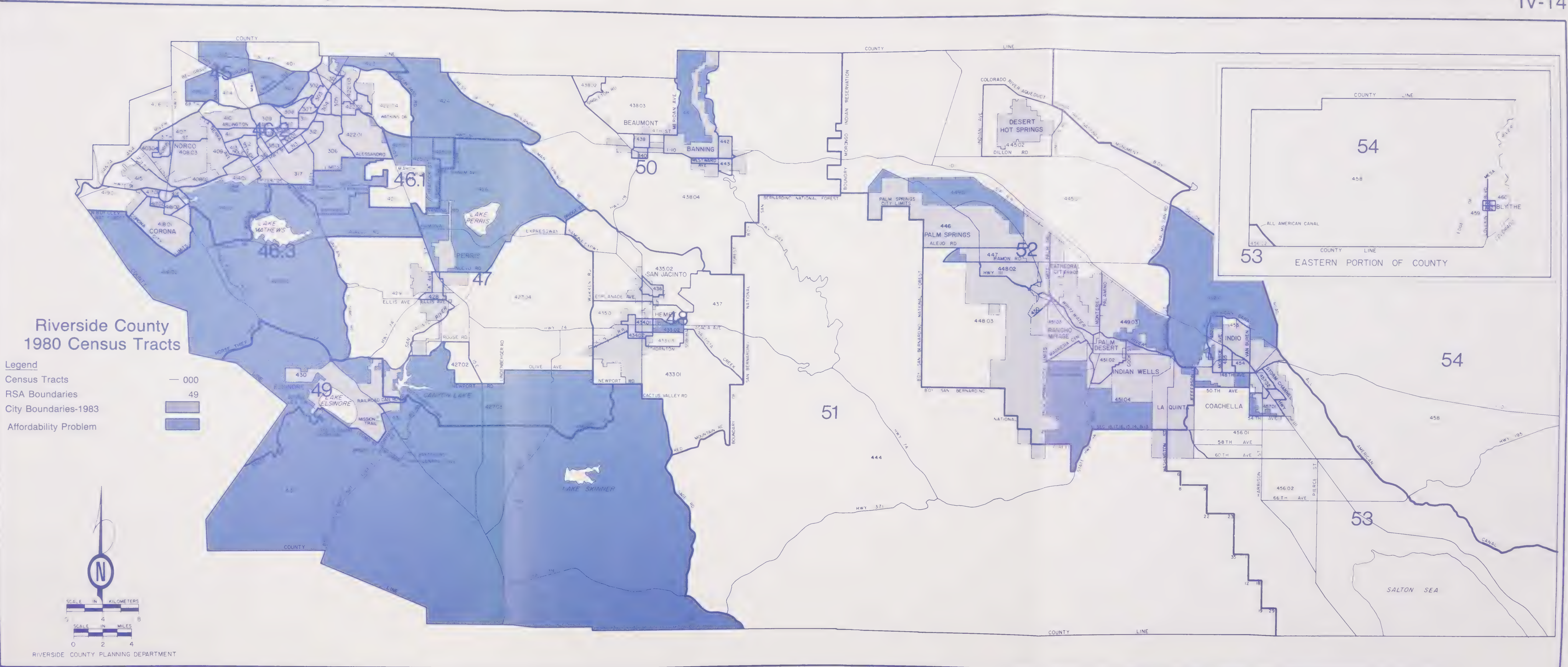
1980 CONCENTRATION OF LOW AND MODERATE INCOME HOUSEHOLDS  
WITH AN AFFORDABILITY PROBLEM BY CENSUS TRACT  
FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Households	With Affordability Problem	%	Census Tract	Total Households	With Affordability Problem	%
RSA 45				RSA 48			
402	991	731	73.8	433.02	1,191	865	72.6
403	674	482	71.5	RSA 49			
405	1,377	952	69.1	430	78	68	87.2
406.01	571	394	69.0	431	673	465	69.1
RSA 46.1				432	799	580	72.6
424	314	252	80.3	RSA 50			
425.01	806	640	79.4	441	16	16	100.0
425.02	744	583	78.4	RSA 52			
425.03	477	372	78.0	446	73	54	74.0
RSA 46.2				447	134	106	79.1
414.02	238	176	73.9	448.02	6	6	100.0
422.01	14	10	71.4	449.01	435	355	81.6
423	445	338	76.0	449.03	435	329	75.6
RSA 46.3				450	535	389	72.7
419.02	185	129	69.7	451.04	373	312	83.6
420.01	231	169	73.2	RSA 53			
420.02	441	328	74.4	452.01	277	231	83.4
RSA 47				452.02	97	75	77.3
426	257	197	76.7	457.01	25	21	84.0
427.03	433	321	74.1				

Source: STF No. 3 Report Nos. 268-269 and 284-285 1980 Census.



Affordability Problem,  
Unincorporated Riverside County, 1980



Riverside County  
1980 Census Tracts

Legend  
Census Tracts  
RSA Boundaries  
City Boundaries-1983  
Affordability Problem





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# HOUSING CHARACTERISTICS: 1980

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## Housing Mix - 1980

In 1980 there were 120,731 year round dwelling units in the unincorporated area of the County. Of these dwelling units 65.6% (79,267) were single family units; 10.9% (13,115) were multi family units; and 23.5% (28,349) were mobilehomes.

TABLE IV.33

1980 DWELLING UNIT DISTRIBUTION BY TYPE BY RSA  
(YEAR ROUND UNITS)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Single Family	%	Multi- Family	%	Mobile Homes	%	Total	As a % of Unincorporated County Total
45	13,416	75.9	2,441	13.8	1,819	10.3	17,676	14.6
46.1	7,846	75.3	1,959	18.8	618	5.9	10,423	8.6
46.2	3,677	76.7	678	14.1	440	9.2	4,795	4.0
46.3	4,196	75.6	186	3.3	1,171	21.1	5,553	4.6
47	12,069	68.2	960	5.4	4,680	26.4	17,709	14.7
48	8,366	57.2	1,553	10.7	4,684	32.1	14,603	12.1
49	5,779	58.2	1,162	11.7	2,986	30.1	9,927	8.2
50	3,862	65.6	437	7.4	1,590	27.0	5,889	4.9
51	3,589	70.2	442	8.6	1,083	21.1	5,114	4.2
52	10,886	57.8	1,984	10.5	5,977	31.7	18,847	15.6
53	3,347	57.1	929	15.8	1,589	27.1	5,865	4.9
54	2,234	51.6	384	8.8	1,712	39.6	4,330	3.6
Unincorporated County Total	79,267	65.6	13,115	10.9	28,349	23.5	120,731	100.0

Source: STF No. 3 Report No. 222 1980 Census



TABLE IV.34

1980 MOBILEHOME CONCENTRATIONS BY CENSUS TRACT FOR  
UNINCORPORATED RIVERSIDE COUNTY

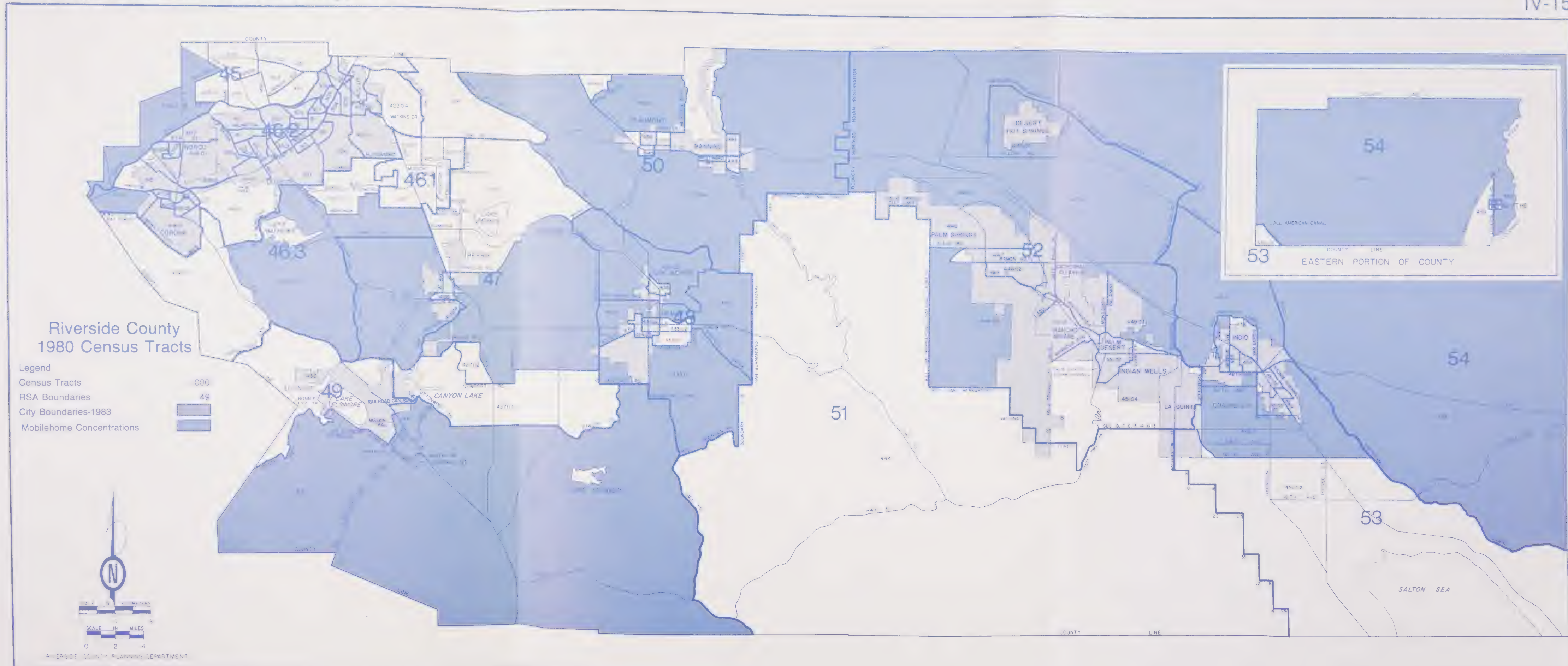
Census Tract	Total Dwelling Units	Total Mobilehome	%	Census Tract	Total Dwelling Units	Total Mobilehome	%
RSA 45				RSA 50			
406.02	1,071	524	48.9	438.03	2,434	724	29.7
				438.04	1,595	546	34.2
RSA 46.2				RSA 52			
419.01	1,096	280	25.5	445.01	4,799	2,731	56.9
				445.02	1,190	554	46.6
RSA 46.3				446	297	98	33.0
420.02	2,417	676	28.0	448.02	176	124	70.5
				448.03	203	72	35.5
RSA 47				449.01	2,209	585	26.5
427.04	5,323	2,611	49.1	449.02	1,375	514	37.4
429	2,774	961	34.6	449.03	3,502	998	28.5
				451.03	14	14	100.0
RSA 48				RSA 53			
433.01	1,209	290	24.0	452.01	2,014	635	31.5
435.01	3,589	2,233	62.2	452.02	848	279	32.9
435.02	1,273	518	40.7	456.01	1,295	332	25.6
437	2,879	1,558	54.1	457.01	79	37	46.8
RSA 49				RSA 54			
431	3,678	1,152	31.3	458	2,004	1,039	51.8
432	5,222	1,596	30.6	460	821	408	49.7
				461	736	193	26.2

Source: STF No. 3 Report No. 222 1980 Census.



## Mobilehome Concentrations, Unincorporated Riverside County, 1980

IV-15







Of the 13,115 multi-family units 63.4% (8,319 units) were rentals. Of these 8,319 units, 11.6% (962) were duplexes; 17.6% (1,464) were 3-4 unit structures; and 70.8% (5,893) were 5+ unit structures.

TABLE IV.35

1980 MULTI-FAMILY RENTAL UNIT COMPOSITION BY RSA  
(OCCUPIED UNITS)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	2 Units		3-4		5+		Total	As a % of	As a % of
			Units	%	Units	%		County Multi-Family Rental	
								Housing Total	Occupied Housing Stock
45	116	6.2	150	8.0	1,599	85.8	1,865	22.4	11.9
46.1	235	15.9	354	23.9	892	60.2	1,481	17.8	16.4
46.2	49	10.1	83	17.1	354	72.8	486	5.8	10.8
46.3	13	11.5	48	42.5	52	46.0	113	1.4	2.2
47	43	9.5	114	25.3	294	65.2	451	5.4	2.9
48	94	8.4	224	20.2	795	71.4	1,113	13.4	8.2
49	117	21.4	102	18.6	328	60.0	547	6.6	6.8
50	78	30.7	77	30.3	99	39.0	254	3.1	4.7
51	43	28.5	49	32.5	59	39.0	151	1.8	6.2
52	101	9.8	132	12.9	794	77.3	1,027	12.3	8.4
53	48	8.3	103	17.8	429	73.9	580	7.0	11.9
54	25	10.0	28	11.2	198	78.8	251	3.0	7.4
Unincorporated County									
Total	962	11.6	1,464	17.6	5,893	70.8	8,319	100.0	8.3

Source: STF No. 3 Report No. 226 1980 Census

### Vacancy Rates

From data collected by the Census, the unincorporated County was determined to have an overall vacancy rate of 16.3%. The available vacancy rate was 6.2% and the seasonal rate was 13.0%.

The available vacancy rate represents those dwelling units available on the open market for occupancy. Seasonal vacancy rate indicates those units that are owned, but occupied only during a certain part of the year, and normally not available to the private market for use.

VACANCY RATE BY R.S.A.  
 Unincorporated Riverside County  
 (Sale / Rental Units)

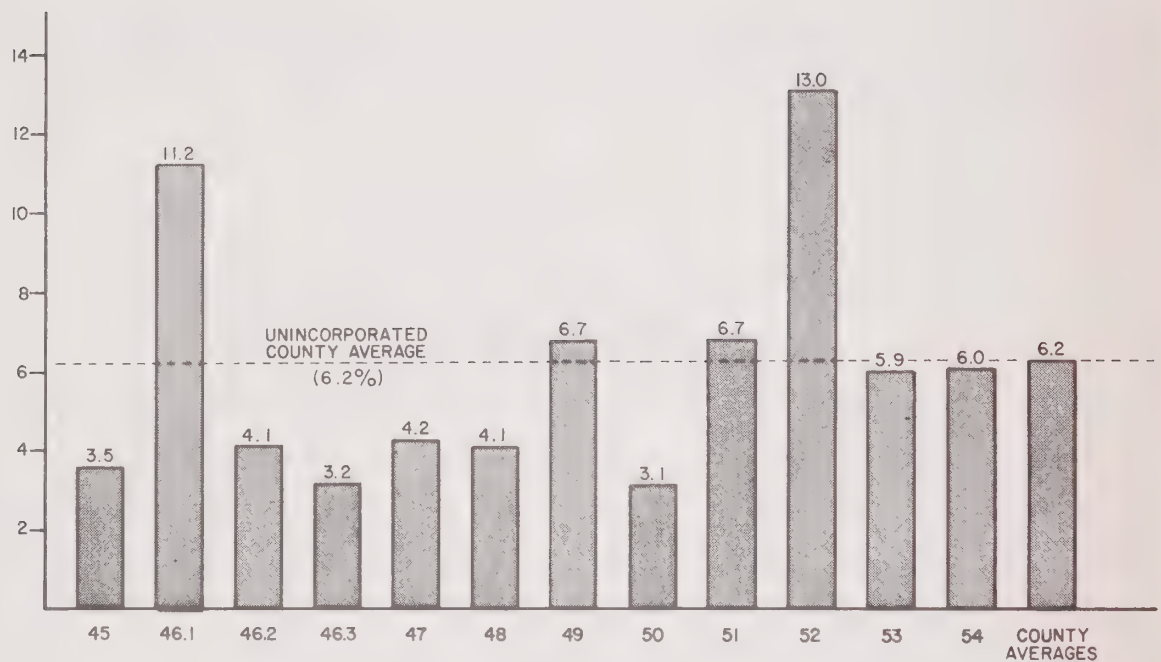


Figure No. IV-4

DATA SOURCE: STF No. 3  
 Report No. 218 1980 Census

VACANCY RATE BY R.S.A.  
 Unincorporated Riverside County  
 (Seasonal/Occasional Units)

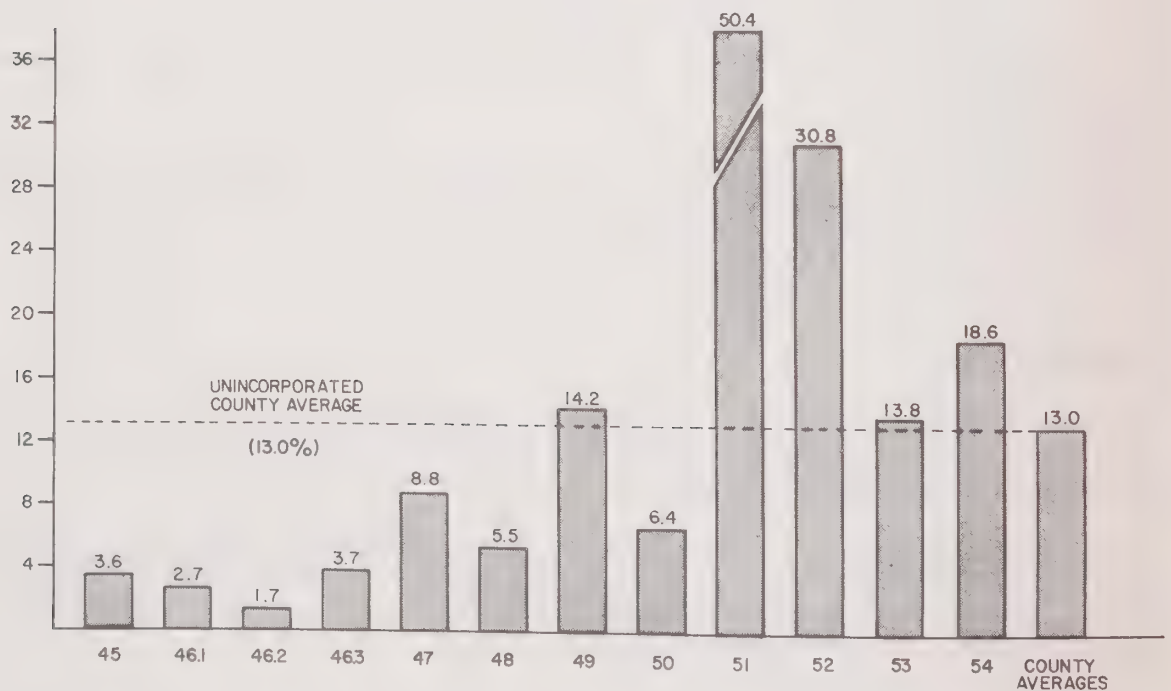


Figure No. IV-5

DATA SOURCE: STF No. 3  
 Report No. 218 1980 Census



## Census Tracts Below Available Vacancy Rate, Unincorporated Riverside County, 1980

IV-16

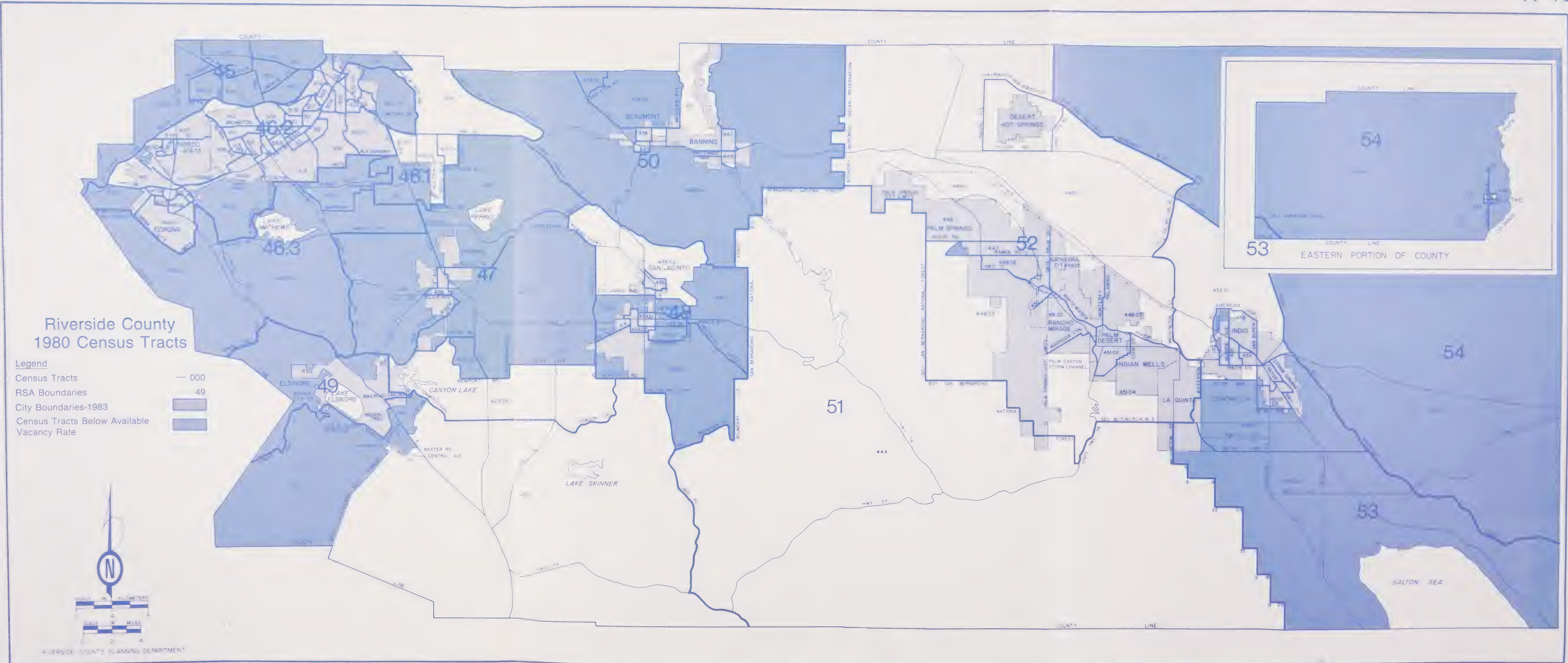






TABLE IV.36

1980 CENSUS TRACTS BELOW AVAILABLE VACANCY RATE  
FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Dwelling Units	Vacant Dwelling Units	%	Census Tract	Total Dwelling Units	Vacant Dwelling Units	%
RSA 45				RSA 48			
401	1,374	71	5.2	433.01	1,131	36	3.2
402	3,283	126	3.8	433.02	2,850	140	4.9
403	3,012	97	3.2	433.03	2,710	92	3.4
404	2,469	67	2.7	435.01	3,393	132	3.9
405	3,286	147	4.5	436	5	0	0.0
406.01	1,118	49	2.4	437	2,780	97	3.5
406.02	1,071	27	2.5				
RSA 46.1				RSA 49			
421	710	17	2.4	430	932	41	4.4
				431	3,034	169	5.6
RSA 46.2				RSA 50			
301	4	0	0.0	438.02	1,707	87	5.1
408.02	31	0	0.0	438.03	2,308	47	2.0
414.02	1,789	88	4.9	438.04	1,450	32	2.2
418.01	4	0	0.0				
419.01	1,096	49	4.5	RSA 52			
422.01	137	7	5.1	447	434	10	2.3
422.03	77	0	0.0	451.03	11	0	0.0
422.04	3	0	0.0				
423	1,414	49	3.5	RSA 53			
RSA 46.3				452.02	819	8	1.0
419.02	1,225	26	2.1	454	189	4	2.1
420.01	1,855	79	4.3	456.01	1,197	59	4.9
420.02	2,306	67	2.9	456.02	1,283	52	4.1
RSA 47				457.01	75	0	0.0
426	1,518	58	3.8	457.02	35	0	0.0
427.02	5,141	146	2.8				
427.04	4,984	168	3.4	RSA 54			
428	8	0	0.0	458	1,471	77	5.2
429	2,504	85	3.4	459	556	3	.5
				460	733	44	6.0
				462	146	0	0.0

Source: STF No. 3 Report No. 218 1980 Census.

### Age of Housing

Of all year-round housing units in the unincorporated area of the County, 9.6% of these units were built between 1979 and April 1, 1980; 22.4% were built between 1975 and 1978; 16.8% were built between 1970 and 1974; 27.2% were built between 1960 and 1969; 12.7%, were built between 1950 and 1959; 11.2% were built prior to 1949.

Rental units tend to be older than owner occupied units. The median age of rental units is 16 years, 6 months, while the median age of owner occupied units is 9 years 11 months. The median age of vacant housing is 6 years 6 months. The overall median age of year round housing is 10 years 9 months.

TABLE IV.37

#### YEAR BUILT - RENTAL/OWNER/VACANT COMPARISON FOR UNINCORPORATED RIVERSIDE COUNTY - 1980

Year Built	Renter Occupied	%	Owner Occupied	%	Vacant	%	Total Units	%
1979 - 4/1/80	955	3.8	6,200	8.1	4,438	22.7	11,593	9.6
1975 - 1978	3,238	12.9	19,120	25.2	4,690	23.9	27,048	22.4
1970 - 1974	3,412	13.6	13,990	18.4	2,865	14.6	20,267	16.8
1960 - 1969	8,020	32.0	20,636	27.1	4,320	22.1	32,976	27.3
1950 - 1959	4,420	17.7	9,394	12.3	1,551	7.9	15,365	12.7
Prior to 1949	4,992	20.0	6,760	8.9	1,730	8.8	13,482	11.2
Total	25,037	100.0	76,100	100.0	19,594	100.0	120,731	100.0
As a % of County Total		20.7		63.0		16.3		100.0
Median Month/Year Built	Oct. 1963		May 1970		Oct. 1973		July 1969	

Source: STF No. 3 Report Nos. 235-236 1980 Census.



TABLE IV.38

1980 YEAR ROUND UNITS BY YEAR BUILT BY RSA  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	1979- 4/1/80	%	1975- 1978	%	1970- 1974	%	1960- 1969	%	1950- 1959	%	1940- 1949	%	Prior to 1939	%	Total	Median Month/ Year Built
45	1,094	6.2	2,861	16.2	1,770	10.0	5,064	28.6	3,742	21.2	1,915	10.8	1,230	7.0	17,676	10/63
46.1	1,775	17.0	2,060	19.8	1,727	16.6	2,016	19.3	1,730	16.6	743	7.1	372	3.6	10,423	1/71
46.2	207	4.3	428	9.0	606	12.6	1,884	39.3	801	16.8	433	9.0	430	9.0	4,795	10/63
46.3	693	12.5	1,706	30.7	1,122	20.2	1,058	19.1	506	9.1	323	5.8	145	2.6	5,553	4/73
47	1,357	7.7	4,866	27.5	3,263	18.4	5,858	33.0	1,185	6.7	527	3.0	653	3.7	17,709	12/70
48	934	6.4	4,058	27.8	2,975	20.4	3,866	26.5	1,435	9.8	655	4.5	680	4.6	14,603	1/71
49	1,253	12.6	3,248	32.8	2,107	21.2	1,432	14.4	698	7.0	624	6.3	565	5.7	9,927	11/73
50	225	3.8	1,022	17.4	826	14.0	1,934	32.8	956	16.2	552	9.4	374	6.4	5,889	6/65
51	398	7.8	891	17.5	763	14.9	1,464	28.6	686	13.4	406	7.9	506	9.9	5,114	7/66
52	3,097	16.4	4,525	24.0	3,222	17.1	5,127	27.2	1,951	10.4	548	2.9	377	2.0	18,847	2/72
53	501	8.5	753	12.8	1,046	17.8	1,787	30.5	898	15.3	553	9.4	327	5.6	5,865	6/66
54	59	1.4	630	14.5	840	19.4	1,486	34.3	771	17.8	363	8.4	181	4.2	4,330	9/65
Unincorporated																
County Total	11,593	9.6	27,048	22.4	20,267	16.8	32,976	27.3	15,365	12.7	7,642	6.3	5,840	4.9	120,731	7/69

Source: STF No. 3 Report No. 232 1980 Census.

### Sound/Unsound Housing

Unsound housing units, those in need of replacement or repair is a major housing problem. The 1978 Special Census and 1980 Federal Census were used to estimate the number of unsound units in the County and where they are concentrated.

The 1978 Special Census defined a unit as deteriorated if one or more of the following conditions are present:

1. Lack of Electrical Service
2. Lack of Plumbing Facilities
3. Lack of Heating, Cooling & Insulation
4. Lack of Kitchen or Bathroom Facilities

The Special Census also had three generalized responses to determine a units condition. These were:

1. Unit of Inadequate Original Construction
2. Dilapidated Unit
3. Under Extensive Repairs

Based on the data, approximately 4,814 of the County's occupied dwelling units could be considered unsound in 1980. This is 4.8 percent of the County's occupied housing stock.

TABLE IV.39  
1980 SOUND/UN SOUND UNITS BY RSA  
(Occupied Housing)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Total DU's	Sound Units	% Sound	Unsound Units	As a % of Unincorporated County Total
45	16,494	14,696	89.1	1,798	37.3
46.1*	8,319	7,496	90.1	823	17.1
46.2	4,522	4,064	89.9	458	9.5
46.3	5,214	5,021	96.3	193	4.0
47	15,510	15,229	98.2	281	5.8
48	13,503	13,149	97.3	354	7.4
49	8,018	7,780	97.0	238	4.9
50	5,388	5,285	98.1	103	2.1
51	2,447	2,405	98.3	42	.9
52	11,787	11,634	98.7	153	3.2
53	4,881	4,726	96.8	155	3.2
54	3,395	3,179	93.6	216	4.5
Unincorporated					
County Total	99,505	94,699	95.2	4,814	100.0

Source: STF No. 3 Report No. 234 1980 Census.  
1978 Special Census.

NOTE: March AFB not included in RSA 46.1



## Unsound Housing Units, Unincorporated Riverside County, 1980

IV-17

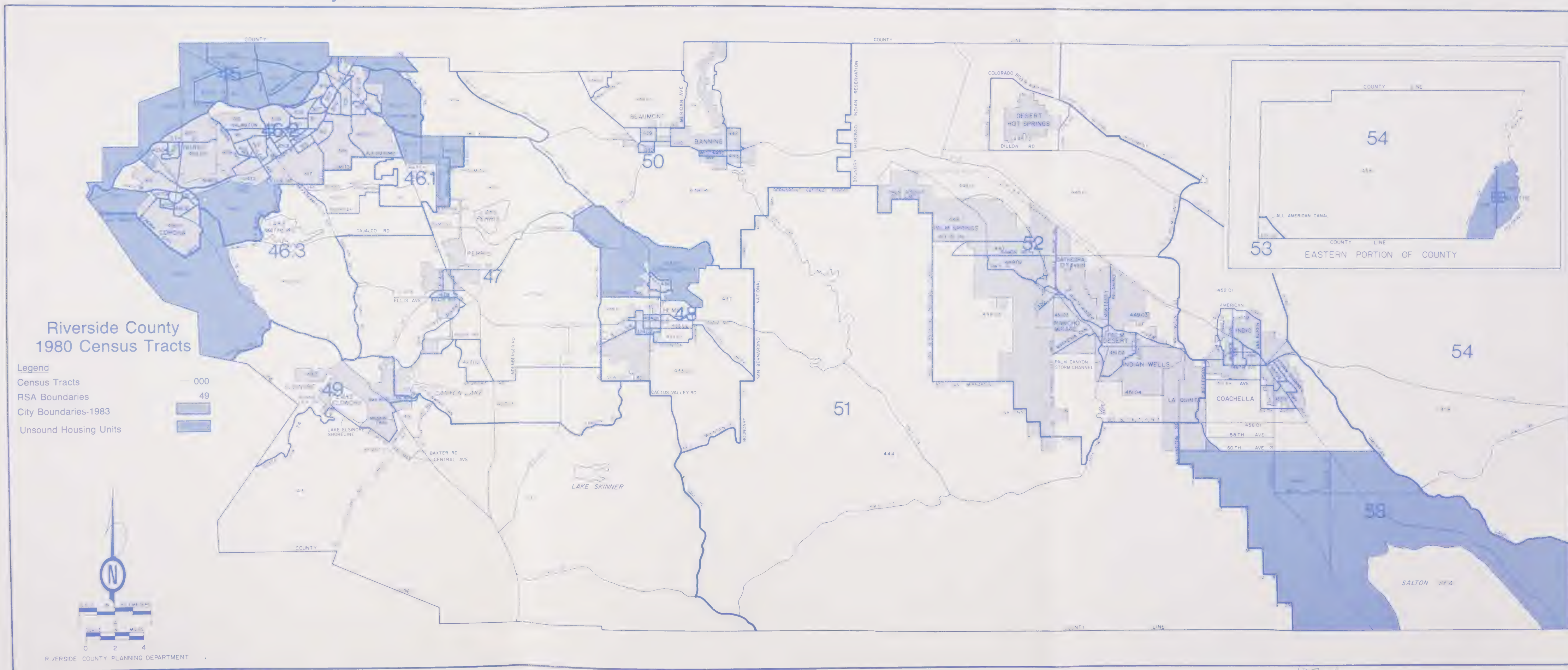






TABLE IV.40

1980 CONCENTRATION OF UNSOUND UNITS BY CENSUS TRACT  
(Occupied Housing)  
FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total DU	Sound	%	Unsound	%
RSA 45					
401	1,298	1,091	84.1	207	15.9
402	3,157	2,918	92.4	239	7.6
403	2,915	2,381	81.7	534	17.9
404	2,402	2,235	93.0	167	7.0
405	3,139	2,803	89.3	336	10.7
406.01	2,539	2,327	91.7	212	8.3
406.02	1,044	941	90.1	103	9.9
RSA 46.1					
425.01	1,796	1,644	91.5	152	8.5
425.02	2,339	2,032	86.9	307	13.1
425.03	1,832	1,578	86.2	254	13.8
RSA 46.2					
301	4	3	75.0	1	25.0
408.02	31	28	90.3	3	9.7
414.02	1,701	1,591	93.5	110	6.5
418.01	4	3	75.0	1	25.0
419.01	1,047	905	86.4	142	13.6
422.03	77	71	91.8	6	8.2
422.04	163	152	93.0	11	7.0
423	1,365	1,183	86.7	182	13.3
RSA 46.3					
419.02	1,199	1,122	93.6	77	6.4
RSA 48					
435.02	1,131	1,063	94.0	68	6.0
RSA 53					
456.02	1,231	1,152	93.6	79	6.4
RSA 54					
459	553	465	84.1	88	15.9
460	689	634	92.0	55	8.0
461	613	580	94.7	33	5.3
462	146	121	83.1	25	16.9

Source: STF No. 3 Report No. 234 1980 Census.  
1978 Special Census.

By applying the percentages of unsound units for occupied housing to total housing units, it is estimated that 5,513 units could be unsound. This is 4.6 percent of the unincorporated County's total housing stock.

TABLE IV.41  
1980 SOUND/UNSOUND UNITS BY RSA  
(Total Housing)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Total DU's	Sound Units	% Sound	Unsound Units	As a % of Unincorporated County Total
45	17,676	15,749	89.1	1,927	35.2
46.1*	9,719	8,757	90.1	962	17.7
46.2	4,795	4,309	89.9	486	8.8
46.3	5,594	5,387	96.3	207	3.7
47	17,709	17,388	98.2	321	5.6
48	14,884	14,494	97.4	390	7.2
49	10,007	9,710	97.0	297	5.4
50	5,946	5,832	98.1	114	2.0
51	5,283	5,192	98.3	91	1.7
52	18,847	18,602	98.7	245	4.4
53	6,014	5,823	96.8	191	3.5
54	4,436	4,154	93.6	282	4.8
Unincorporated County Total	120,910	115,397	95.4	5,513	100.0

Source: STF No. 3 Report No. 101 1980 Census.

NOTE: March AFB not included in RSA 46.1

The 1979-1982 Housing Assistance Plan (HAP) had indicated that 64.8% of all substandard units were suitable for rehabilitation. The HAP covered the entire County, except the city of Riverside. Assuming that the percentage of substandard units stays constant, 3,572 units would have been suitable for rehabilitation within the unincorporated County area in 1980.



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## MATRIX SUMMARY OF HOUSING CONDITIONS

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The Matrix Summary of housing conditions is used to compile the housing statistics from the Population and Housing Characteristics section. The Matrix indicates areas with a concentration of at least one of the four major housing problems indicators:

1. Housing Overpayment. Those low and moderate income households paying more than 25% of their income for housing.
2. Substandard Housing. Those housing units in need of one or more of the following major repairs; roofing, electrical wiring, flooring, plumbing, ventilation, heating, insulation or kitchen facilities.
3. Overcrowded Housing. Those households with 1.01 or more persons per room.
4. Vacancy Rate. Those census tracts with an available vacancy rate of less than 6.2%.

In addition, the Matrix indicates the following socio-economic characteristics for the unincorporated County:

Minority Concentration	Medium Income Affordability
Elderly Concentration	Concentration
Handicapped Concentration	Low Income Group Concentration
Mobilehome Concentration	Moderate Income Affordability
Median Income Below Unincorporated Median	Concentration
Low Income Affordability	Medium Income Affordability
Concentration	Concentration
Moderate Income Affordability	Low Income Group Concentration
Concentration	Moderate Income Group Concentration
	Median Income Group Concentration

Unincorporated Census Tracts with a higher representation of the above characteristics than the countywide unincorporated average are identified in the Matrix. For example, the average vacancy rate for the County in 1980 was 6.2%. The Matrix Summary identifies those Census Tracts with vacancy rates below 6.2%. Although a Census Tract may not be identified as having major housing problems, there could still be pockets within the Census Tract impacted by a housing problem. Conversely a Census Tract that has been identified as having a major housing problem may have pockets within the tract that do not have that housing problem.

The accompanying map identifies those Census Tracts in the unincorporated portion of the County with an identified concentration of one of the housing problem indicators. It is based on the four major problems listed above and indicates the number of problems from zero to four that occur in each Census Tract. Again it should be noted that the data reflects the unincorporated County as it existed on April 1, 1980, however the map reflects the County unincorporated area as it existed on January 1, 1984. In order to determine which problems exist in each Census Tract, refer to the Matrix Summary. The socio-economic characteristics identified in the Matrix can further indicate high concentrations of special needs groups as well as provide more refined income and affordability criteria.

**SUMMARY MATRIX OF HOUSING CONDITIONS**  
**Unincorporated Riverside County, 1980**

		Housing Problem Indicators				Social - Economic Characteristics												
RSA	Census Tract	Overpayment Concentration	Overcrowding Concentration	Substandard Unit Concentration	Vacancy Rate Below Average	Non-White Concentration	Hispanic Concentration	Elderly Concentration	Handicapped Concentration	Mobilehome Concentration	Median Income Below County Median	Low Income Concentration	Moderate Income Concentration	Medium Income Concentration	Low Income Affordability Concentration	Medium Income Affordability Concentration	Moderate Income Affordability Concentration	
Jurupa	45		X	X	X	X	X		X		X		X	X				
	402	X		X	X	X	X		X			X		X	X	X		
	403	X	X	X	X	X	X		X			X				X	X	
	404		X	X	X				X							X	X	
	405	X		X	X			X	X		X	X	X		X			
	406.01	X	X	X	X		X		X							X	X	
	406.02		X	X	X			X		X	X			X				
Edgemont/Sunnymead	46.1				X	X					X		X	X	X			
	424	X							X						X	X	X	
	425.01	X	X	X		X	X		X		X	X	X	X	X	X		
	425.02	X		X		X							X		X	X	X	
	425.03	X	X	X		X								X	X	X	X	
Riverside/Corona/Norco	46.2			X	X	X	X		X									
	302																	
	309																	
	407																	
	408.02			X	X				X									
	410																	
	414.01																	
	414.02	X	X	X	X	X	X							X	X	X	X	
	415																	
	418.01			X	X				X									
	419.01			X	X				X	X							X	
	422.01	X			X										X		X	
	422.03		X	X	X	X	X		X		X	X						
	422.04			X	X		X		X		X	X			X			
	423	X	X	X	X	X	X		X					X	X	X		

**SUMMARY MATRIX OF HOUSING CONDITIONS**  
**Unincorporated Riverside County, 1980**

		Housing Problem Indicators					Social - Economic Characteristics												
	RSA	Census Tract	Overpayment Concentration	Overcrowding Concentration	Substandard Unit Concentration	Vacancy Rate Below Average	Non-White Concentration	Hispanic Concentration	Elderly Concentration	Handicapped Concentration	Mobilehome Concentration	Median Income Below County Median	Low Income Concentration	Moderate Income Concentration	Medium Income Concentration	Low Income Affordability Concentration	Medium Income Affordability Concentration	Moderate Income Affordability Concentration	
Lake Mathews/ Temescal Canyon	46.3	419.02	X	X	X	X	X	X		X							X	X	X
		420.01	X			X											X	X	X
		420.02	X	X		X	X			X	X		X				X	X	X
Perris Valley	47	426	X			X										X	X	X	X
		427.02				X				X			X	X	X	X			X
		427.03	X														X	X	X
		427.04				X				X		X	X	X	X	X			
		428				X	X			X			X						
		429		X		X	X	X		X	X	X	X	X	X				
Hemet/San Jacinto	48	433.01				X				X		X							X
		433.02	X			X				X			X				X	X	X
		433.03				X												X	X
		435.01				X				X	X	X	X	X	X	X			
		435.02			X					X	X	X	X	X	X	X			X
		436				X	X	X											
		437				X	X			X	X	X	X	X	X	X			
Southwest Territories	49	430	X	X		X				X						X	X	X	X
		431	X			X				X	X	X	X	X	X	X	X	X	X
		432	X									X			X		X	X	X
Idyllwild/San Geronimo Pass	50	438.02				X				X			X		X				X
		438.03				X				X	X	X	X	X	X				
		438.04				X				X	X	X	X	X	X		X		
		439																	
		441	X	X				X	X	X	X		X	X		X	X		
		443									X								
	51	444								X			X	X	X	X			X



SUMMARY MATRIX OF HOUSING CONDITIONS  
Unincorporated Riverside County, 1980

		Housing Problem Indicators					Social - Economic Characteristics										
RSA	Census Tract	Overpayment Concentration	Overcrowding Concentration	Substandard Unit Concentration	Vacancy Rate Below Average	Non-White Concentration	Hispanic Concentration	Elderly Concentration	Handicapped Concentration	Mobilehome Concentration	Median Income Below County Median	Low Income Concentration	Moderate Income Concentration	Medium Income Concentration	Low Income Affordability Concentration	Medium Income Affordability Concentration	Moderate Income Affordability Concentration
Upper Coachella Valley	52	445.01						X	X	X	X	X	X	X			
		445.02						X	X	X	X	X	X		X	X	
		446	X	X				X	X	X	X	X	X		X	X	
		447	X	X		X	X						X	X	X	X	X
		448.02	X			X		X	X	X				X		X	X
		448.03						X	X	X	X	X	X				
		449.01	X	X				X		X	X	X	X		X	X	X
		449.02		X			X	X		X	X		X				X
		449.03	X					X		X				X	X	X	X
		450	X	X		X	X								X	X	
		451.03			X					X	X	X	X	X			
		451.04	X												X	X	X
Lower Coachella Valley	53	452.01	X	X		X	X			X					X	X	X
		452.02	X	X	X		X			X		X			X	X	X
		453															
		454		X		X	X				X	X	X				
		456.01		X		X	X			X	X		X	X	X		
		456.02		X		X	X				X			X			
		457.01	X	X		X	X			X	X	X	X	X	X		
		457.02		X		X	X					X					
Chuckwalla	54	458		X						X						X	
		459		X	X	X	X		X		X	X		X			
		460		X	X	X			X	X	X	X	X				
		461		X	X		X	X		X	X	X		X			
		462		X	X	X	X	X		X					X		









## SPECIAL NEEDS GROUPS

Beyond those housing needs previously expressed for low and moderate income households, the elderly, migrant farm workers, military families, handicapped, students, minorities, and single parent households often face special housing problems related to the size of their dwelling, the cost of the unit available to them, and the location of their housing. Unfortunately, these special needs are unlikely to be resolved by the natural working of the housing market system unless special efforts are made.

### Poverty Levels

A good indicator in describing the housing affordability problems of Special Needs Groups is the number of persons or families below poverty level. In 1980 the non-white population comprised 15.6% of the unincorporated County's population, yet non-whites made up 29.8% of those who are below poverty level. The Hispanic population represented 16.4% of the population and comprised 28.2% of those below poverty level. The elderly (+65) comprised 16.3% of the unincorporated County population, but only 10.4% were below the poverty line.

TABLE IV.41A  
1980 POPULATION BELOW POVERTY STATUS  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Total Population	White Population	%	Non-White Population	%	Hispanic Population	%	Elderly Population (+65)	%	As a % of Unincorporated County Total
45	5,425	3,702	68.2	1,723	31.8	1,131	20.8	405	7.5	18.1
46.1	3,001	2,035	67.8	966	32.2	414	13.8	69	2.3	10.0
46.2	1,488	1,034	69.5	454	30.5	644	43.3	104	7.0	5.0
46.3	2,102	1,272	60.5	830	39.5	537	25.5	176	8.4	7.0
47	3,331	2,523	75.7	808	24.3	542	16.3	713	21.4	11.1
48	3,164	2,652	83.8	512	16.2	586	18.5	550	17.4	10.5
49	1,826	1,617	88.6	209	11.4	172	9.4	199	10.9	6.1
50	804	706	87.8	98	12.2	58	7.2	47	5.8	2.7
51	1,261	922	73.1	339	26.9	295	23.4	173	13.7	4.2
52	2,847	2,216	77.8	631	22.2	852	29.9	437	15.3	9.5
53	3,017	1,379	45.7	1,638	54.3	2,471	81.9	116	3.8	10.0
54	1,733	998	57.6	735	42.4	762	44.0	133	7.7	5.8
Total	29,999	21,056	70.2	8,943	29.8	8,464	28.2	3,122	10.4	100.0

Source: STF No. 3 Report Nos. 214, 215, 1980 Census

In 1980, 8.5% (6,650) of the 77,998 unincorporated County families were below the poverty line. Of the 4,890 female headed families in the County in 1980, 1,789 (36.6%) were below poverty level. As a comparison, female headed families comprised 6.2% of the unincorporated County's total families, yet 26.9% of the families below the poverty line were headed by a female. Unincorporated County data for military families is not available. However, 8.0% of the families stationed at and living on March AFB (C.T. 421) were below the poverty line.

TABLE IV.41B  
FAMILIES BELOW POVERTY LEVEL BY RSA  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Female Headed Families				Total Families			
	Total	Below Poverty Level	%	As a % of Unincorporated County Total	Total	Below Poverty Level	%	As a % of Unincorporated County Total
45	1,032	388	37.6	21.7	12,804	1,147	9.0	17.2
46.1	812	400	49.3	22.4	7,500	727	9.7	10.9
46.2	334	108	32.3	6.0	3,689	350	9.5	5.3
46.3	264	98	37.1	5.5	4,514	493	10.9	7.4
47	318	123	38.7	6.9	11,728	775	6.6	11.7
48	562	192	34.2	10.7	10,415	751	7.2	11.3
49	422	150	35.5	8.4	6,601	486	7.4	7.3
50	122	28	23.0	1.6	1,814	173	9.5	2.6
51	263	86	32.7	4.8	4,074	291	7.1	4.4
52	438	111	25.3	6.2	8,260	614	7.4	9.2
53	191	58	30.4	3.2	3,964	487	12.3	7.3
54	132	47	35.6	2.6	2,635	356	13.5	5.4
Total	4,890	1,789	36.6	100.0	77,998	6,650	8.5	100.0

Source: STF No. 3 Report Nos. 207, 208 1980 Census.

### Elderly

Of the special groups in need of housing assistance, the elderly is one of the most severely impacted groups. While some elderly households have accumulated wealth, allowing for adequate housing payment allowance, as evidenced by a number of retirement communities in Riverside County, other elderly households are subject to housing problems. Problems they face include deteriorating or unsound units, the rising cost of housing, and finding housing in areas suited to their needs. Many elderly persons are on fixed incomes and often have health problems which restrict their activity. Eighty-six (86) percent of the elderly have some chronic illness, while about 18 percent of the non-institutionalized have some significant limitation on their mobility.

The elderly usually own homes for long periods of time. Although their homes may become unsound, they may be reluctant to move because they have little housing payment. Also, moving to a new residence can create physical hardships on the elderly.

The elderly with housing problems are influenced by their limited income and their inability to do repairs or to pay to have repairs done. According to a HUD survey,<sup>1</sup> elderly-headed owner households, made or had significantly less maintenance-related work done than younger households. The problem is compounded by the fact that the elderly often reside in older neighborhoods. Repairs or maintenance needed to keep the housing unit from deteriorating often are not made.

Another important concern that many elderly households face is their need to be conveniently located near social, transportation, and commercial services. As the health and economic situation of an elderly household worsens, mobility and service choices become restricted. The elderly often need or desire to live in an area close to medical facilities, shopping facilities, and social activities. Any housing program or strategy designed to satisfy the needs of the elderly must take into account the location, transportation, health and income problems of the elderly in order to adequately respond to their needs.

DISTRIBUTION OF ELDERLY POPULATION BY RSA  
Unincorporated Riverside County

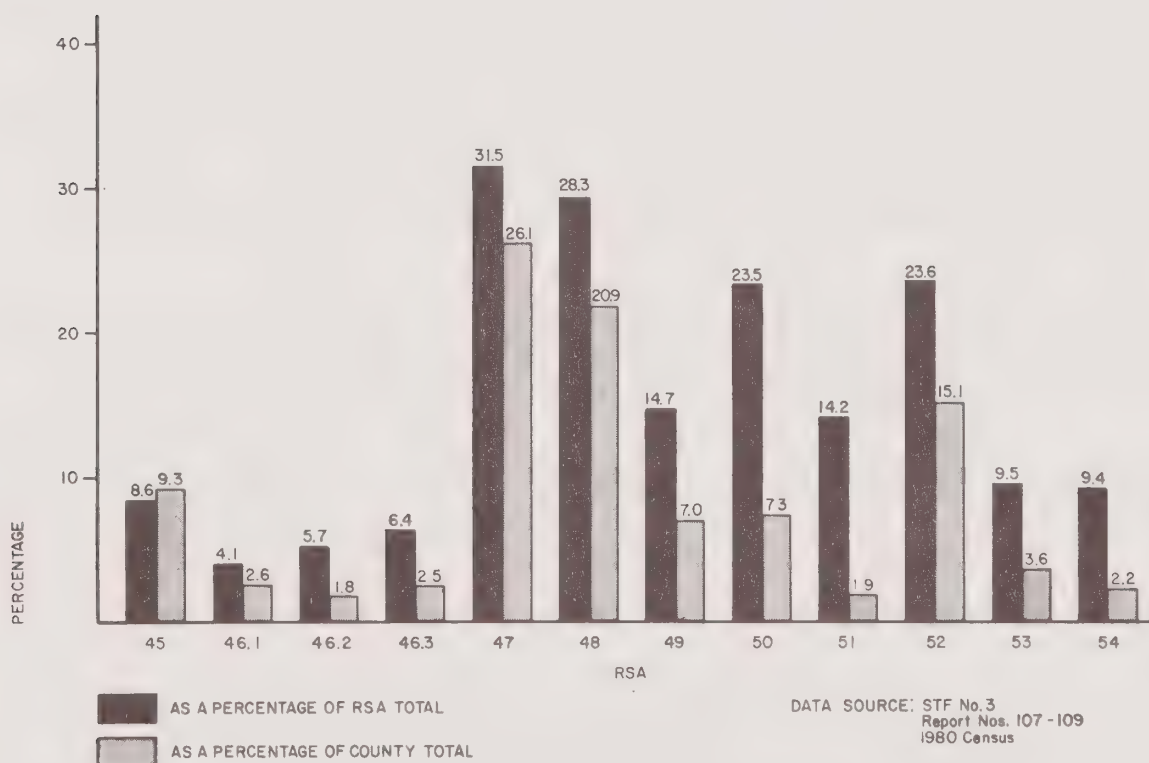


Figure No. IV-6

<sup>1</sup>1974 Annual Housing Survey, 1974. Information is based on national statistics.



## Handicapped

The unincorporated portion of the County has an unusually high percentage of handicapped persons with either a physical or mental impairment. The high numbers of handicapped may be related to the large portion of retired individuals living in the County.

The principal housing problem experienced by the handicapped is their lack of mobility. Most housing, transportation, and circulation systems lack special design to facilitate handicapped needs. Housing units, unless specially built, usually need modifications to meet the special needs of the handicapped individual. Transportation systems also pose major constraints to handicapped mobility. Unless the public transportation system is specially equipped, persons with some handicapped conditions, such as confinement to a wheelchair, would not be able to use it. Barriers such as stairs and curbs also act to limit handicapped individuals' mobility.

Problems of the handicapped can best be solved by considering and planning for the special needs of these individuals through specially designed housing, good public transportation, and housing near medical and shopping facilities.

## Single Parent Households

Divorce increases the demand for housing without increasing population numbers. The number of recorded divorces in the County has grown 600 percent between 1960 and 1978. A couple who obtains a divorce creates two households and the demand for two units when the couple separates. Along with this, the money available for each new household is reduced substantially, lowering their ability to find satisfactory housing to meet their needs. The solution many times is rental units. In the case of single parents, the problem of finding a rental that is affordable and will accept children exacerbates the problem even further.

In 1980 there were 5,433 households headed by a single parent. This represents 5.4% of the County's households. Of these households 80.1% (4,352) were headed by a woman and 19.9% (1,081) were headed by a man.

TABLE IV.42

1980 SINGLE PARENT HOUSEHOLDS BY RSA FOR  
UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Total Household	Male Head	Female Head	Total	%	As a % of Unincorporated County Total
45	16,477	290	933	1,223	7.4	22.5
46.1	8,952	150	789	939	10.5	17.3
46.2	4,547	76	296	372	8.2	6.8
46.3	5,227	43	241	284	5.4	5.2
47	15,469	62	265	327	2.1	6.0
48	13,570	88	523	611	4.5	11.2
49	8,212	91	328	419	5.1	7.7
50	5,384	55	233	288	5.3	5.3
51	2,455	55	122	177	7.2	3.3
52	11,780	87	366	453	3.8	8.3
53	4,971	26	147	173	3.5	3.2
54	3,359	58	109	167	5.0	3.1
Unincorporated County Total	100,403	1,081	4,352	5,433	5.4	100.0

Source: STF No. 3 Report No. 128 1980 Census.

## Minorities

The housing needs of minority groups pose a special set of problems. First are ramifications of poverty. Latinos and Blacks constitute the dominant minorities in the County, but are not equally represented in the working labor force and income distribution. Native Americans, Asians and Pacific Islanders are other minority groups in the County.

Latino residents account for 16.4 percent of the total unincorporated population, but comprise only 10.4 percent of the working labor force. Blacks constitute 4.3 percent of the population and only 3.8 of the working labor force. Native Americans comprise 1.3 percent of the population but only 1.2 percent of the work force. Asians and Pacific Islanders account for 1.3 percent of the population but comprise 1.5 percent of the work force.

In 1980, there were 25,683 unincorporated County residents who were unemployed. Of these, Latino residents accounted for 19.5 percent of the unemployed; Blacks accounted for 4.9 percent of the unemployed; Native Americans accounted for 1.5 percent of the unemployed; and Asians and Pacific Islanders comprised 1.2 percent of the unemployed.

Income statistics from the Census indicated that households in the County headed by a white earn more than \$16,400 per year; Latino-headed households earn less than \$14,700; Black-headed households earned less than \$12,000; Native American-headed households earned less than \$14,300; and Asian- and Pacific Islander-headed households earned more than \$17,000.

Compounding the obvious difficulties generated by inadequate income, is the additional problem of racial discrimination which may block access of many minority families to housing of their choice. This means that in estimating total housing need, special attention should be given to minority needs unrelated to factors of income. These needs constitute the "repressed demand" of minority households that desire and are able to afford housing, but are not competing in the housing market place because of actual or potential discrimination.

## Migrant Farm Workers

Agriculture in Riverside County is a 2.5 billion dollar industry. Many workers are needed to prepare, harvest and process these crops. There are three very distinct agricultural areas in the County; the Alessandro District, the Coachella Valley, and the Palo Verde Valley. Each area represents a substantial employment base for farm workers.

The number of migrant farm workers in the County varies from season to season. In 1981 the average monthly number of migrant farm workers was 5,630. Of these, 3,380 workers (60.0 percent) have a primary residence in Riverside County or commute daily from a nearby County, primarily Imperial County, and follow the crops (i.e. Coachella Valley to Palo Verde Valley). 1,490 workers (26.5%) have a primary residence outside the Southern California area and follow the crops statewide (i.e. San Joaquin Valley to the Coachella Valley). The remaining 760 workers (13.5%) have a primary residence outside of California and follow the crops from state to state (i.e. Rio Grande Valley, Texas to Palo Verde Valley). The December 1983 estimate of migrant farm workers was 5,255.



As of January 1, 1984 there were an estimated 42 private farm labor camps in the unincorporated portions of Riverside County. Thirty (71%) of these camps are in the Coachella Valley, 8 (19%) are in the Western part of Riverside County, and 4 (10%) are in the Palo Verde Valley. During the population recertification process for 1984, all camps were contacted concerning the number of residents living at the camp on January 1, 1984. Of the 42 camps, 22 returned the survey form. A total of 731 residents live at these camps. The residents include families of the workers. Based on these responses, it can be estimated that 1,400 people are living in the labor camps in the County.

An issue report on Farm Worker Housing Needs in Riverside County is included as an appendix to this document.

### Military

March AFB is located in Regional Statistical Area (RSA) 46.1 and is approximately 10 miles southeast of the City of Riverside. March AFB was opened on March 1, 1918 as an auxiliary field for Rockwell Field in San Diego, California. Initially the site covered 640 acres and was an aviation school. Since then the mission of March AFB has changed numerous times, including functioning as a staging depot for the war in the Pacific, and as a bombing crew training base. March AFB is currently the location of the Headquarters, 15th Air Force, has an aircraft refueling mission (Active Duty and Air Force Reserve), air rescue and recovery (Air Force Reserve), and ground support (Air National Guard). Today, the base covers approximately 7,100 acres including runways, industrial areas, housing, recreational facilities, and undeveloped areas. The base consists of primarily permanent buildings constructed since 1929.

March AFB is a major economic resource for Western Riverside County. In 1982 the impact (purchases, salaries, etc.) to the local economy was estimated to be \$580,000,000. This is an increase of 53.8% from the 1978 estimate of \$377,147,000.

March AFB has available 711 on-base housing units for married personnel and single personnel with dependents. Also available are 10 dormitories capable of housing 1,400 single personnel. Currently 709 on-base housing units are occupied. These units house 2,587 people (military personnel and their dependants). The dormitories house 996 single people. No additional housing is anticipated to be built between now and 1989.

There currently is a waiting list of 254 families who would like on-base housing. The length of time that the family must wait is generally dependant on the type of housing required. For a 2-bedroom unit, the wait is from 7 to 12 months. A 3-bedroom unit has a waiting period of 3 to 6 months. A 4-bedroom unit has a waiting period of between 4 and 6 months. To be eligible for on-base housing, an airman must be an E-4 (Senior Airman) or above, with at least 2 years service and have one dependant residing with him or her.

There currently are 3,284 military families assigned to March AFB who must obtain housing in the local market place. Those airmen who reside off-base are paid additional monies to aid them. The amount of money paid is depended on their rank. The rates range from \$222.00 for an E-1 (Airman basic with dependants) to \$661.80 for an O-10 (Four Star General with dependants). In addition, because of the high costs for rent and housing payments in the Riverside area, a Variable Housing Allowance (VHA) is paid. The money paid is also dependant upon a person's rank and ranges from \$40.56 to \$177.26 per month.

Most of these families are renting on monthly rental agreements. Some families are leasing. These leases generally run from 6 months to 1 year in duration. Due to high interest rates and cost of housing, very few military families can afford to purchase housing in this area. Most military families reside in RSA 46.1, in the communities of Edgemont and Sunnymead. RSA 46.1 has overpayment and substandard dwelling unit concentration problems. The RSA contains only 1,481 multi-family residential units available for rent.

Married personnel below the grade of E-4 (with less than 2 years of service) are not eligible for on-base housing. They must seek housing in the local communities that is within their budget and suits their needs. These airmen have very low incomes and it is difficult to find housing that is satisfactory to them. The following table summarizes the pay and benefits of personnel, stationed at March AFB.

TABLE IV.43

1984 MILITARY PAY AND ALLOWANCE

Rank	Base Pay <sup>1</sup>	BAQ <sup>2</sup>	VHA <sup>3</sup>	Total Pay	Pay Available <sup>4</sup> For Housing
E-1 <sup>5</sup>	573.60	222.00	70.63	866.23	216.56
E-1	596.40	222.00	70.63	889.03	222.26
E-2	668.70	222.00	83.45	974.15	243.54
E-3	695.10	222.00	98.40	1,015.50	264.03
E-4	738.00	254.70	80.68	1,073.38	268.35

Note: 1 - Less than 2 years service (Standard throughout U.S. Armed Forces)  
 2 - BAQ-Bachelor Airmans Quarters (Standard throughout U.S. Armed Force)  
 3 - VHA-Variable Housing Allowance (For March Air Force Base)  
 4 - Assumes 25% of income towards housing  
 5 - Less than 4 months service



Rents in the Riverside area vary by area and type of units. A studio rents for \$215.00 to \$315.00 per month; a one bedroom for \$215.00 to \$445.00 per month; a two bedroom for \$245.00 to \$545.00 per month; a three bedroom for \$371.00 to \$580.00 per month. Rents in Edgemont/Sunnymead are of a comparable value.

### Students

There are currently three institutions of higher education located in Riverside County. These schools are: the University of California, Riverside; Loma Linda University, La Sierra Campus; and California Baptist College. These schools are all located in the City of Riverside. There are also four Community Colleges located in the County: Riverside City College, located in the City of Riverside; Mt. San Jacinto Community College, located in the City of San Jacinto; College of the Desert, located in the City of Palm Desert; and Palo Verde College, located in the City of Blythe.

The community college attendance area is determined by the boundary of the district. The enrollment at these schools is comprised of students already residing in the district. For those few students who transfer into the district, housing is obtained on the open market.

The University of California, Riverside is able to provide housing for some of its students. It currently has available 268 family units, 241 bachelor units (apartments), and 1,255 Residence Hall spaces. All family and bachelor units are occupied. One thousand sixty-six (1,066) of the residence halls spaces are occupied. No additional residential units are expected to be built before 1989. The average waiting time for campus housing is about 8 months. There currently are 300 students on the waiting list for campus housing. There are currently 4,529 students attending UCR. The school presently houses approximately 1,800 of these students. By 1989 there should be 4,900 students at the school. Rent for family units average \$165.00 per month; for bachelor units \$230.00 per month; for residence halls \$294.00 per month, which includes room and board. Off campus rents vary by location and type. In the campus area rents range from \$215.00 for a studio apartment to \$580.00 for a 3 bedroom apartment.

The La Sierra Campus of Loma Linda University currently has available 27 family units and 530 bachelor units. All units are occupied at this time. No additional bachelor units are expected to be built by 1989. Eight additional family units are projected to be built by 1989. There are currently 2,145 students enrolled. Enrollment is not expected to change by 1989. The campus currently houses 1,100 of these students. There are currently 39 families waiting for married student housing, with waiting time averaging one year. On-campus family housing costs \$145.00 plus utilities for a one bedroom unit. A two bedroom unit rents for \$265.00 plus utilities. Bachelor units rent for \$125.00 per month. In the campus area family rental units range in rent from \$250.00 and up, with average rents around \$400.00. Bachelor units range from \$150.00 to \$400.00, with average rents of \$250.00.

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<sup>1</sup> Source: University of California, Riverside, July, 1983.



Current data for California Baptist College is not available. In 1980 California Baptist College had an enrollment of approximately 700 students. The College had sufficient on-campus housing to meet its needs. There was a shortage of married student housing from time to time, however because of turnovers, waiting periods for the married student housing were very short, usually one to three months. Rents for these units ranged from \$130.00 per month for a studio to \$220.00 per month for a three bedroom apartment.

Although there is a shortage of student housing, students are unlikely to look to the County for housing. The student population generally desires to live within walking distance or a short drive of the campus. The University of California is located within one to two miles of the Highgrove Community, however, the area closest to the school is designated for single family and larger lot development. Most of this area now is undeveloped.

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## HOUSING MARKET

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### New Home Prices

Recent trends in new home prices have shown a marked decrease in the numbers of homes being offered for sale in a range that is affordable to the average buyer. As discussions in this chapter points out, there are large groups of people excluded from the housing market because of these high prices. Not only are minorities, large families, and young couples being forced to find other market alternatives, but the "average" homebuyer in Riverside County is finding it increasingly difficult and sometimes impossible to find affordable new housing to meet his/her needs.

The trends are pointing to the day when new homes will become a luxury affordable only to the affluent groups in society. Between January and March of 1983 no new homes were sold for less than \$50,000 within Riverside County. During this three month period, 1,080 new homes were sold and the Countywide median sales price was \$81,213. Between October and December of 1983, 5.0% of the new homes were sold under \$50,000 which represented 84 units out of the 1,687 that were sold.

TABLE IV.44

NEW HOUSING MARKET SALES ACTIVITY  
BY SUBMARKETS FOR  
RIVERSIDE COUNTY

Submarket	January - March 1983		October - December 1983	
	Total Sales	Median Price	Total Sales	Median Price
WEST RIVERSIDE COUNTY				
Riverside	84	83,448	246	87,378
Lake Elsinore	77	87,297	47	88,947
Corona/Norco	12	147,999	186	104,666
Jurupa	160	83,125	103	87,407
Perris/Sun City	9	70,000	55	58,529
San Geronio Pass	1	60,000	16	54,666
Moreno Valley	210	75,217	556	73,345
Hemet/San Jacinto	83	59,199	66	68,421
Rancho California	1	86,666	2	95,000
Canyon Lake	-2	180,000	-2	0
Submarket Subtotal	635	79,266	1,275	79,700
EAST RIVERSIDE COUNTY				
Palm Springs/ Cathedral City/ Desert Hot Springs	171	64,303	236	68,571
Rancho Mirage	40	285,999	1	250,000
Palm Desert	155	163,673	116	186,666
Indian Wells/ La Quinta/ Bermuda Dunes	34	233,333	8	185,000
Indio/Coachella	45	71,250	51	97,999
Submarket Subtotal	445	88,695	412	92,500
TOTAL RIVERSIDE COUNTY	1,080	81,213	1,687	80,100
Detached Units	706	81,772	1,197	79,526
Attached Units	374	78,695	490	82,692

Source: The Housing Insider Development Dimensions Inc.

TABLE IV.45

NEW HOUSING MARKET UNSOLD INVENTORY  
BY SUBMARKETS FOR  
RIVERSIDE COUNTY

Submarket	January - March 1983		October - December 1983	
	Units Unsold	Sales Price	Units Unsold	Sales Price
WEST RIVERSIDE COUNTY				
Riverside	108	84,814	262	84,852
Lake Elsinore	76	83,783	129	89,117
Corona/Norco	116	164,210	171	115,999
Jurupa	153	102,749	228	93,684
Perris/Sun City	108	61,764	74	57,209
San Geronio Pass	29	60,000	31	53,478
Moreno Valley	172	74,938	888	75,315
Hemet/San Jacinto	206	65,340	266	63,090
Rancho California	28	77,692	9	93,333
Canyon Lake	35	143,333	30	131,428
Submarket Subtotal	1,031	78,666	2,088	78,306
EAST RIVERSIDE COUNTY				
Palm Springs/ Cathedral City/ Desert Hot Springs	441	85,000	295	72,873
Rancho Mirage	159	231,333	123	316,923
Palm Desert	446	147,857	392	173,076
Indian Wells/ La Quinta/ Bermuda Dunes	95	236,923	131	184,285
Indio/Coachella	161	66,601	208	58,999
Submarket Subtotal	1,322	99,401	1,149	122,982
TOTAL RIVERSIDE COUNTY	2,353	89,354	3,237	81,078
Detached Units	1,088	85,735	1,861	81,543
Attached Units	1,265	92,727	1,376	79,533

Source: The Housing Insider Development Dimensions Inc.



Based on Department of Finance figures, Riverside County had the highest growth rate for any county in the SCAG region for the year 1982. This rapid growth rate has been ongoing since the mid-70's. Riverside County's growth is due in part to the in-migration of residents from Orange and Los Angeles Counties who are trying to escape the high cost of housing in those counties. In the last quarter of 1983 the median prices for detached and attached houses in Los Angeles County were \$133,723 and \$103,473 respectively. In Orange County the median prices were \$184,285 and \$93,709. The high demand placed on housing in this County, especially in the western portion, and the past high rates of interest and inflation have put a tremendous strain on the housing market. These factors coupled with higher construction costs, higher mortgage rates, and a diminishing supply of vacant land with available services have combined to push the cost of new and existing houses well above the reach of low and moderate income households as well as many medium income households.

#### New Housing Development Costs

Since 1971 the cost to build a standard tract house has increased 201.2%, from \$19,296 to \$58,125. Apartment units have increased 203.3% from \$12,883 to \$39,072 per unit. Between 1976 and 1983 the cost for mobile homes has increased 57.1% This is based on valuation presented by the International Conference of Building Officials and the Manufactured Housing Institute.

TABLE IV.46

BUILDING COST STATISTICS  
(Single Family Dwelling)  
1971 - 1984  
FOR RIVERSIDE COUNTY

Month/Year	Average Construction		Good Construction	
	Cost	% Increase	Cost	% Increase
1/71	19,296	--	50,112	--
6/72	21,312	10.4	56,160	12.1
6/74	25,056	17.6	67,968	21.0
1/75	32,544	29.9	87,840	29.2
6/76	32,688	.4	88,416	.7
4/77	33,696	3.1	88,992	.7
1/79	39,744	17.9	104,832	17.8
10/79	43,344	9.1	114,048	8.8
4/80	44,784	7.6	119,232	4.5
10/80	46,080	2.9	121,824	2.2
4/81	48,672	5.6	128,736	5.7
10/81	51,120	5.0	135,072	4.9
6/82	54,000	5.6	148,608	10.0
4/83	55,008	1.9	151,488	1.9
1/84	58,125	5.7	160,140	5.7
Overall Increase	38,829	201.2	110,028	219.6

Source: International Conference of Building Officials "Building Standards".

TABLE IV.47

BUILDING COST STATISTICS  
(Multi-Family Residence-Apartments)  
1971 - 1984  
FOR RIVERSIDE COUNTY

Date Mo./Yr.	Average Construction		Good Construction	
	Cost	% Increase	Cost	% Increase
1-71	12,883	--	31,258	--
6-72	14,678	13.9	35,904	14.9
6-74	17,688	20.5	43,296	20.6
1-75	22,915	29.6	56,179	29.8
6-76	23,021	.5	57,024	1.5
4-77	23,338	1.4	57,024	0
1-79	27,456	17.6	66,739	17.0
10-79	29,885	8.8	72,653	8.9
4-80	31,680	6.0	75,187	3.3
10-80	32,314	2.0	76,877	2.2
4-81	34,109	5.6	81,101	5.5
10-81	35,798	5.0	85,114	4.9
6-82	36,221	1.2	87,437	2.7
4-83	36,960	2.0	89,126	1.9
1-84	39,072	5.7	94,195	5.4
Overall Increase	26,189	203.3	62,937	201.3

Source: International Conference of Building Officials "Building Standards."

TABLE IV.48

BUILDING COST STATISTICS  
(Mobile Homes)  
1976 - 1983  
NATIONWIDE

Year	Single Wide	Double Wide	Triple Wide	% Increase
	Cost	Cost	Cost	
1976	5,729	17,822	25,460	--
1977	6,390	19,880	28,400	11.5
1978	7,083	22,036	31,480	10.8
1979	7,542	23,464	33,520	6.5
1980	8,483	26,390	37,700	12.5
1981	8,609	26,782	38,260	1.5
1982	8,649	26,908	38,440	.5
1983 (Est.)	9,000	28,000	40,000	4.1
Overall Increase	3,271	10,178	14,540	57.1

Source: Manufactured Housing Institute.

### Existing Homes

An alternative to the purchase of a new housing unit is the acquisition of an existing dwelling unit. As with new sales the condition, location and type of unit will determine the price.

The median price of an existing home in Riverside County (including incorporated area) was \$73,582 in April 1980. This was a 21 percent increase over the year before. The median price of a new home in the 2nd Quarter (April, May, June), 1980 was \$79,200. In January 1984, the average price of resales ranged from \$68,106 in the San Gorgonio Pass Area to \$174,382 in the Palm Springs Area.

TABLE IV.49

EXISTING HOMES - RESALE PRICES  
BY SUBMARKET FOR  
RIVERSIDE COUNTY

Submarket	Time Frame	Average Sale Price	Number of Units Sold
Corona/Norco	January 1984	\$ 93,330	46
San Gorgonio Pass	Feb. 13-19, 1984	\$ 68,106	17
Idyllwild	January 1984	\$ 82,272	11
Palm Springs	January 1984	\$174,382	14
Riverside	January 1984	\$ 80,490	335

Source: Board of Realtors.



### Rehabilitation Costs

Most people generally prefer newly constructed homes as their largest investment. Rehabilitation could lower the cost of affordable housing substantially. Many owners of existing units are reluctant to rehabilitate their homes due to the reassessment of their property and a possible increase in their property taxes. Commercial loans provided to home owners for rehabilitation are subject to the same forces of income eligibility, redlining, and discrimination as the home purchase loans. Interest rates for rehabilitation loans are generally much higher than the interest rates for home buying loans.

### Financing

There are currently four basic ways monies are made available to potential home buyers. The first is conventional loans through banks and other lending institutions. Money is loaned to the potential homeowner dependent on that person's credit rating. The second is Federally insured loans. The Federal Government (FHA, V.A., etc.) guarantees the loan that a lending institution might make. Should the lendee forfeit on the loan, the federal government would repay it. The third is the CAL-VET program. The State of California takes title to the property until the loan is paid off. This program is open only to California residents who are veterans. The fourth is a hybrid. This includes bonds, buydowns etc. that are used to make money available for loans.

Since 1970, there has been a sharp increase in interest rates charged on mortgages. The rates have risen from 7 percent in 1970 up to 20 percent in 1981. During the week of January 30 - February 3, 1984 interest rates ranged from 8.375 percent to 14.75 percent.

### Utility Costs

Utility rates have added an additional cost in the payments for a home. The utility costs are expected to increase sharply with shortages in energy and supplies. The Public Utility Commission estimates that total utility charges are increasing as much as 10 percent per year. In some instances of all-electric homes, the energy cost can be the second major economic drain on a household aside from the mortgage. Energy-efficient homes are capable of being built which realize up to 80 percent energy efficiency. This could increase the amount of income left over for the mortgage payment in the long run. In the short term, however, incorporating energy efficiency devices and designs can increase up-front building costs.

### Availability of Housing Close to Work

One indicator commonly used to locate where hardships occur in finding adequate housing or affordable housing, is to compare where people live to where they work. The ideal is to be located within a few miles of work in an appropriate housing unit that fits the needs and budget of the worker. If housing near work centers is too expensive for the type of worker employed in that work center, the worker must seek less expensive housing farther from his job. Also, if the housing available near the job is in disrepair or of inadequate size or quality, the worker will seek affordable and sound housing in areas away from his place of employment.

Riverside County recently has become the recipient of just this type of home buyer. Homes in Los Angeles and Orange Counties, the major employment centers of the Southern California area, are not available to the average first home buyer or to many of the workers having moderate earnings. Thus, these workers and their families are buying homes in Riverside County, while many of them remain employed in Los Angeles or Orange County.

TABLE IV.50  
1980 COMMUTING TIME BY RSA FOR  
UNINCORPORATED RIVERSIDE COUNTY

RSA	Mean Commuting Time	Workers Older than 15 years	Those who Commute 30 Minutes or More	%	As a % of Unincorporated County Total	Miles Driven (Est.)
45	29.45	17,145	6,781	39.6	22.5	18.7
46.1	21.28	12,569	3,095	24.6	10.2	13.5
46.2	23.60	6,324	2,058	32.5	6.8	14.9
46.3	33.14	6,613	3,325	50.3	11.0	21.0
47	31.11	9,482	4,272	45.1	14.1	19.7
48	17.93	9,068	1,710	18.9	5.6	11.4
49	32.29	6,915	3,039	43.9	10.0	20.5
50	24.29	4,187	1,505	35.9	5.0	15.4
51	23.67	2,309	819	35.5	2.7	15.0
52	19.24	9,823	2,097	21.3	6.9	12.2
53	17.01	6,392	1,240	19.4	4.1	10.8
54	14.52	3,471	345	9.9	1.1	9.2
Unincorporated County Total	24.59	94,298	30,286	32.1	100.0	15.6

Source: STF No. 3 Report No. 150 1980 Census.

In the western section of the County, people have taken advantage of the relatively lower cost housing that Riverside County offers compared to Orange and Los Angeles Counties. Here, many of these people have made the decision to move to Riverside County and travel longer distances to work. In the Murrieta area and the San Geronio Pass area, workers may be making similar trade-offs, preferring the rural lifestyles that these areas provide rather than living closer to work. Over 32 percent of unincorporated County residents commute 30 minutes or more to their place of employment.

## Discrimination

Discrimination has an immeasurable impact on housing in the County. It acts to exclude racial and ethnic minorities as well as certain other groups facing special housing problems such as: young single parents, young single adults, families, large families, elderly, and handicapped. Fair housing laws such as the 1959 Unruh Civil Rights Act and the 1963 Rumford Act, have been established to prohibit discrimination on the basis of race, color, religion or national origin. However, there has been little enforcement of these laws.

Discrimination in financing has also affected sales and maintenance of housing in older deteriorating neighborhoods and in neighborhoods with high minority concentrations. Lending institutions are often reluctant to finance in these neighborhoods because of the high risk and low value of these units. This adds to the decline of neighborhoods since rehabilitation efforts are critical to these areas. Absentee landlords often do not make repairs or improvements in these neighborhoods because of the high risk, and loss of profits. Improvements which do not increase rental value are often avoided.

Discrimination acts to force people to live in inadequate housing, in undesirable neighborhoods, or to pay a disproportionate amount of their income for housing.



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## SECTION B. POPULATION AND HOUSING CHARACTERISTICS: 1984

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The previous Section, "A. Population and Housing Characteristics: 1980", pertains to the unincorporated area of Riverside County as it existed on April 1, 1980, based on 1980 Census data. The following Section, "C. Projected Population and Housing Needs: 1984-1989" will present population and housing forecasts for the unincorporated areas of Riverside County for January 1, 1989. In this Section, "Population and Housing Characteristics: 1984," these two time periods are bridged by updating the 1980 data to 1984. Data will be presented to show the composition of the population, households and housing characteristics for the unincorporated area of Riverside County as it existed on January 1, 1984.

### Data Sources

There were four major sources of data for this section. The first source was Planning Department estimates based on data collected through the Development Monitoring System. The second source was the 1980 Federal Census. The third source was the SCAG-82 Growth Forecast. The final data source is the State Department of Finance, Population Research Unit. Appendix A will list the specific data source and special notes for each table.

### Geographical Area of Analysis

The analysis of data was conducted at two levels of focus: the unincorporated area of Riverside County, and those Regional Statistical Areas (RSA) within the unincorporated area of the County. Unless otherwise noted, the cities of La Quinta and Cathedral City are not included in the 1980 unincorporated County totals.

## POPULATION CHARACTERISTICS: 1984

The population of the unincorporated area of Riverside County grew from 260,738 to 304,294 between April 1, 1980 and December 31, 1983, an increase of 43,556 people (16.7%). This is an average annual growth rate of 4.5%.

The State Department of Finance, Population Research Unit, estimated that on January 1, 1984, the unincorporated area of Riverside County had a population of 302,927. Of this total, 4,453 people (1.5%) were living in group quarters; 53,723 people (17.7%) were living in mobilehomes (parks and own your own) while the remaining population, 244,751 people (80.8%), were living in other residential structures. The difference between these numbers and the County's estimate is due to estimation methodology.

Regional Statistical Area (RSA) 46.1 (Edgemont/Sunnymead) had the greatest population increase. This RSA grew by 13,108 people (45.6%) between April 1, 1980 and December 31, 1983. The RSA had an average annual growth rate of 12.2%.

TABLE IV.51

### POPULATION CHANGE BY RSA (4-1-1980 to 12-31-83) FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 Census	12/31/83	Population Change	% Change	As a % of Unincorporated County Total	Average Annual Growth Rate(%)
45	49,893	56,964	7,071	14.2	18.7	3.8
46.1	28,757	41,865	13,108	45.6	13.8	12.2
46.2	14,310	15,285	975	6.8	5.0	1.8
46.3	17,302	20,478	3,176	18.4	6.7	4.9
47	37,063	43,130	6,067	16.4	14.2	4.4
48	33,013	34,898	1,885	5.7	11.5	1.5
49	21,435	26,857	5,422	25.3	8.8	6.7
50	13,931	15,081	1,150	8.3	4.9	2.2
51	5,926	6,559	633	10.7	2.2	2.9
52	11,839	15,186	3,347	28.3	5.0	7.5
53	16,835	16,994	159	.9	5.6	.2
54	10,464	10,997	533	5.1	3.6	1.4
Unincorporated County Total	260,738	304,294	43,556	16.7	100.0	4.5

Sources: STF No. 3 Report No. 101 1980 Census  
Planning Department Estimate

The SCAG-82 growth forecast estimated that on December 31, 1983, the unincorporated portion of the County would have a population of 319,137. The estimated population of 304,294 was 14,843 (4.7%) less than what was expected.

It should be noted that RSAs 45 (Jurupa), 46.2 (Riverside/Corona/Norco), 50 (San Geronio Pass) and 52 (Upper Coachella Valley) all exceeded the SCAG-82 estimate. RSA 43 (Lake Mathews/Temescal Canyon) had the greatest short fall. This RSA was 29.2% less than the SCAG-82 estimate.

TABLE IV.52

POPULATION COMPARISON BY RSA  
(SCAG - 82 Forecast and 12-31-83 Estimate)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	SCAG-82 Estimate	12/31/83 Estimate	Population Difference	% Difference
45	55,504	56,964	+1,460	+2.6
46.1	43,949	41,865	-2,084	-4.7
46.2	14,855	15,285	+430	+2.9
46.3	28,906	20,478	-8,428	-29.2
47	43,724	43,130	-594	-1.4
48	38,450	34,898	-3,552	-9.2
49	28,434	26,857	-1,577	-5.5
50	14,143	15,081	+938	+6.6
51	6,695	6,559	-136	-2.0
52	14,256	15,186	+930	+6.5
53	18,860	16,994	-1,866	-9.9
54	11,361	10,997	-364	-3.2
Unincorporated County Total	319,137	304,294	-14,843	-4.7

Source: Planning Department Estimate  
SCAG-82 Growth Forecast (Adjusted to 12/31/84)

Assuming that the population increase between 1984 and 1989 is at an average annual growth rate as shown over the past 45 months (4.5%), the unincorporated portion of Riverside County should have a population of 379,206 on January 1, 1989. This is 18,694 (4.7%) less than SCAG-82 forecast for 1989. To obtain the population as forecasted by SCAG-82 for January 1, 1989, the average annual growth rate would need to be 4.9% or greater.



# HOUSEHOLD CHARACTERISTICS: 1984

The number of households in the unincorporated area of Riverside County grew from the April 1, 1980 value of 93,721 to 110,297 on December 31, 1983. This is an increase of 16,576 households (17.7%), and represents an average annual growth rate of 4.7%. The population per household factor remained constant at 2.76 persons per household.

The State Department of Finance, Population Research Unit, estimated that on January 1, 1984 the unincorporated area of Riverside County had 108,829 households. The population per household ratio was estimated to be 2.743. The difference between this number and the County's estimate is due to estimation methodology.

TABLE IV.53

## HOUSEHOLD CHANGE BY RSA (4-1-80 to 12-31-83) FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 Census	12/31/83	Household Change	% Change	As a % of Unincorporated County Total	Annual Growth Rate(%)
45	16,477	18,872	2,395	14.5	17.1	3.9
46.1	8,952	13,373	4,421	49.4	12.1	13.2
46.2	4,547	4,837	290	6.4	4.4	1.7
46.3	5,227	6,114	887	17.0	5.5	4.5
47	15,469	17,886	2,417	15.6	16.2	4.2
48	13,570	14,358	788	5.8	13.0	1.5
49	8,212	10,693	2,481	30.2	9.7	8.1
50	5,384	5,748	364	15.3	5.2	4.1
51	2,455	2,663	208	8.5	2.4	2.3
52	5,017	7,227	2,210	44.1	6.6	11.8
53	4,917	4,985	68	1.3	4.6	.3
54	3,359	3,541	182	5.4	3.2	4.7
Unincorporated County Total	93,586	110,297	16,576	17.1	100.0	4.7

Source: STF No. 3 Report No. 101 1980 Census  
Planning Department Estimate

### Income

Between January 1980 and January 1984, workers wages are estimated to have increased by 33.4% in Riverside County. Assuming household incomes increased at the same rate, the median household income for Riverside County would be \$21,395 in 1984. This is an increase of \$5,358 in the last 4 years.

## HOUSING CHARACTERISTICS: 1984

The housing stock of the unincorporated area of the County grew from 113,846 units to 132,141 units, an increase of 18,295 (16.1%) between April 1, 1980 and December 31, 1983. This is an average annual growth rate of 4.3%. The population per dwelling unit increased to 2.30 people per unit from the April 1, 1980 value of 2.29.

The State Department of Finance, Population Research Unit, estimated that on January 1, 1984 the unincorporated area of Riverside County had 124,936 housing units. The difference between this number and the County's estimate is due to estimation methodology.

The State Department of Finance estimated that the housing mix was 79,477 (63.6%) single family units; 13,228 (10.6%) multi-family units; and 32,231 (25.8%) mobilehomes. The County estimates the housing mix at 87,483 (66.2%) single family units; 13,138 (9.9%) multi-family units; and 31,520 (23.9%) mobilehomes.

The State Department of Finance estimated that population per dwelling unit factor at 2.42 people per dwelling unit. The overall vacancy rate was estimated to be 12.89%.

TABLE IV.54

### DWELLING UNIT CHANGE BY RSA (4-1-80 to 12-31-83) FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 Census	12/31/83	Dwelling Unit Change	% Change	As a % of Unincorporated County Total	Average Annual Growth Rate(%)
45	17,676	20,203	2,527	14.3	15.3	3.8
46.1	10,423	15,562	5,139	49.3	11.8	13.1
46.2	4,795	5,123	328	6.8	3.9	1.8
46.3	5,553	6,665	1,112	20.0	5.0	5.3
47	17,709	20,523	2,814	15.9	15.5	4.2
48	14,603	15,778	1,175	8.0	11.9	2.1
49	9,927	12,493	2,566	25.8	9.5	6.9
50	5,889	6,347	458	7.8	4.8	2.1
51	5,114	5,749	635	12.4	4.4	3.3
52	11,962	12,878	916	7.7	9.7	2.1
53	6,014	6,195	181	3.0	4.7	.8
54	4,330	4,625	295	6.8	3.5	1.8
Unincorporated County Total	113,995	132,141	18,295	16.1	100.0	4.3

Source: STF No. 3 Report No. 101 1980 Census  
Planning Department Estimate

The SCAG-82 forecast estimated that there would be 143,057 units in the County. There were an estimated 132,141 available on December 31, 1983, a difference of 10,916 (7.6%) units.

Only RSAs 46.2 (Riverside/Corona/Norco) and 50 (San Geronio Pass) exceeded the SCAG-82 forecast. RSA 46.3 (Lake Mathews/Temescal Canyon) was significantly short, with 37.4% less housing than expected.

TABLE IV.55

DWELLING UNIT COMPARISON BY RSA  
(SCAG-82 Forecast and 12-31-83 Estimate)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	SCAG-82 Estimate	12/31/83 Estimate	Unit Difference	% Difference
45	20,300	20,203	-97	-.5
46.1	16,405	15,562	-843	-5.1
46.2	5,036	5,123	+87	+1.7
46.3	10,651	6,665	-3,986	-37.4
47	21,579	20,523	-1,056	-4.9
48	18,055	15,778	-2,277	-12.6
49	13,238	12,493	-745	-5.6
50	6,147	6,347	+200	+3.3
51	6,007	5,749	-258	-4.3
52	13,887	12,878	1,009	-7.3
53	6,792	6,195	-597	-8.8
54	4,960	4,625	-335	-6.8
Unincorporated County Total	143,057	132,141	-10,916	-7.6

Sources: Planning Department Estimate  
SCAG-82 Growth Forecast (Adjusted to 12/31/83)

Assuming that housing units increase at an average annual growth rate over the next 5 years as they have for the last forty-five months (4.3%), there should be 163,102 units in the unincorporated area of Riverside County on January 1, 1989. This is 15,738 (8.8%) units less than the 178,840 that SCAG-82 expects. To obtain the dwelling units as forecast by SCAG-82 for January 1, 1989, the average annual growth rate would need to be 7.1% or greater.



## Housing Mix

Residential units built or placed in the unincorporated areas of Riverside County between April 1, 1980 and December 31, 1983 included 13,952 (69.9%) single family; 826 (4.1%) multi-family; and 5,185 (26.0%) mobile homes. This is a total of 19,963 units. (The difference between this number and the number of housing units indicated in the previous section (18,295) is due to annexations to the various cities of the County. 19,963 represents the gross number of units built and 18,295 represents the net number of units gained. There were 1,668 units annexed into the various cities in the County.)

TABLE IV.56

### HOUSING MIX - NEW HOUSING FOR UNINCORPORATED RIVERSIDE COUNTY

Year	Unit Type	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total	%
1980	Single Family	n/a	1,185	853	952	2,990	73.2
	Multi-Family	n/a	57	26	60	143	3.5
	Mobile Homes	n/a	426	253	273	952	23.3
	Total	n/a	1,668	1,132	1,285	4,085	100.0
1981	Single Family	783	642	371	325	2,121	66.2
	Multi-Family	70	109	38	2	219	6.8
	Mobile Homes	224	202	184	253	863	26.9
	Total	1,077	953	593	580	3,203	100.0
1982	Single Family	501	696	615	775	2,587	63.1
	Multi-Family	2	0	0	4	6	.1
	Mobile Homes	486	346	336	342	1,510	36.8
	Total	989	1,042	951	1,121	4,103	100.0
1983	Single Family	1,181	1,547	1,729	1,797	6,254	73.0
	Multi-Family	14	8	146	290	458	5.3
	Mobile Homes	387	473	550	450	1,860	21.7
	Total	1,582	2,028	2,425	2,537	8,572	100.0
Grand Total		3,648	5,691	5,101	5,523	19,963	
%		18.3	28.5	25.5	27.7	100.0	

Source: Planning Department Estimate

## Age of Housing

The 1980 Census found that the median age of housing was 10 years 9 months on April 1, 1980. On December 31, 1983 the median age of housing was older, 11 years, 10 months.

TABLE IV.57

### YEAR ROUND HOUSING AGE COMPARISON UNINCORPORATED RIVERSIDE COUNTY

Year Built	April 1, 1980	%	Dec. 31, 1983	%	Average Units Built Per Year
Prior to 1949	13,482	11.2	13,482	9.5	n/a
1950 - 1959	15,365	12.7	15,365	10.8	1,537
1960 - 1969	32,976	27.3	32,976	23.3	3,298
1970 - 1974	20,267	16.8	20,267	14.3	4,053
1975 - 1978	27,048	22.4	27,048	19.1	6,762
1979 - 4/1/80	11,593	9.6	11,593	8.2	9,274
4/1/80 - 12/31/83	n/a	n/a	20,970	14.8	5,592
Total	120,731	100.0	141,701	100.0	n/a
Median Month/ Year Built	July, 1969		March, 1972		

Source: STF No. 3 Report Nos. 235 - 236. 1980 Census  
Planning Department Estimate

NOTE: La Quinta and Cathedral City Included in Totals

TABLE IV.58

### YEAR ROUND UNITS BY YEAR BUILT BY RSA UNINCORPORATED RIVERSIDE COUNTY

RSA	4/1/80 - 12/31/83	%	1979 - 4/1/80	%	1975- 1978	%	1970- 1974	%	1960- 1969	%	1950- 1959	%	1940- 1949	%	Prior to 1939	%	Total	Median Month/ Year Built
45	2,527	12.5	1,094	5.4	2,861	14.2	1,770	8.8	5,064	25.1	3,742	18.5	1,915	9.5	1,230	6.0	20,203	4/66
46.1	5,139	33.0	1,775	11.4	2,060	13.2	1,727	11.1	2,016	13.0	1,730	11.1	743	4.8	372	2.4	15,562	4/77
46.2	328	6.4	207	4.0	428	8.4	606	11.8	1,884	36.8	801	15.6	433	8.5	430	8.5	5,123	9/64
46.3	1,112	16.7	693	10.4	1,706	25.6	1,122	16.8	1,058	15.9	506	7.6	323	4.8	145	2.2	6,665	5/75
47	2,814	13.7	1,357	6.6	4,866	23.7	3,263	15.9	5,858	28.5	1,185	5.8	527	2.6	653	3.2	20,523	1/73
48	1,175	7.4	934	5.9	4,058	25.7	2,975	18.9	3,866	24.5	1,435	9.1	655	4.2	680	4.3	15,775	1/72
49	2,566	20.5	1,253	10.0	3,248	26.0	2,107	16.9	1,432	11.5	698	5.6	624	5.0	565	4.5	12,493	1/76
50	458	7.2	225	3.5	1,022	16.1	826	13.0	1,934	30.5	956	15.1	552	8.7	374	5.9	6,347	8/66
51	635	11.0	398	6.9	891	15.5	763	13.3	1,464	25.5	686	11.9	406	7.1	506	8.8	5,749	9/68
52	2,949	13.5	3,097	14.2	4,525	20.8	3,222	14.8	5,127	23.5	1,951	9.0	548	2.5	377	1.7	21,796	6/74
53	972	14.2	501	7.3	753	11.0	1,046	15.3	1,787	26.1	898	13.1	553	8.1	327	4.8	6,837	2/69
54	295	6.4	59	1.3	630	13.6	840	18.2	1,486	32.1	771	16.7	363	7.8	181	3.9	4,625	9/66
Unincor- porated County																		
Total	20,970	14.8	11,593	8.2	27,048	19.1	20,267	14.3	32,976	23.3	15,365	10.8	7,642	5.4	5,840	4.1	141,701	3/72

Sources: STF No. 3 Report Nos. 235 - 236 1980 Census  
Planning Department Estimate

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## SECTION C. PROJECTED POPULATION AND HOUSING NEEDS: 1984-1989

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The previous sections "A. Population and Housing Characteristics: 1980" and "B. Current Population and Housing Characteristics: 1984" presented data for the unincorporated area of the County as it existed on April 1, 1980 and January 1, 1984, respectively. In this section, data will be presented for the socio-economic composition of the population, household and housing characteristics as it might be in 1989 for the unincorporated area of the County.

### Data Sources

The major sources of data for this chapter are the Southern California Association of Governments (SCAG) SCAG-82 Growth Forecast Policy, which was adopted by SCAG in October, 1982, and the Regional Housing Allocation Model (RHAM) which was released in April, 1983. Appendix A will list the specific data source and any special notes applicable for each table, map or figure. These documents are a comprehensive set of forecast data which cover the SCAG six-county region.

It should be noted that these forecasts are based on specific growth policies and assumptions in the SCAG-82 Growth Forecast Policy. Policies and assumptions which differ from SCAG's would generate forecasts which vary substantially. Secondly, the SCAG forecasts are generated by forecasting regional totals and then distributing County and city totals by RSA. As the forecasts are broken into smaller areas, accuracy decreases and disagreement on the forecasts becomes difficult to resolve. For the above stated reasons, the forecasts in this Housing Element should be used not as absolute, but as an indication of growth in the future. Complete copies of the Growth Forecast Policy and RHAM documents are available for review in the Planning Department.

### Geographical Area of Analysis

The analysis of data was conducted at two levels of focus: the entire unincorporated area of the County and Regional Statistical Areas (RSA) within the unincorporated County. As noted in Section A there are 12 RSAs in the County. The baseline (1980 Census) data presented in this chapter will exclude the cities of La Quinta and Cathedral City which incorporated after the 1980 Census.

### Growth Scenarios

Riverside County offers a variety of lifestyles; urban and rural; mountains and desert; young family and active retirement. The County consists of 12 Regional Statistical Areas (RSA) which include 19 incorporated cities and 65 unincorporated communities. Growth scenarios for the unincorporated portion of each RSA are included in the Land Use Element of the Comprehensive General Plan. These scenarios provide a capsulized version of existing land uses, growth potential and constraints to development.



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PROJECTED POPULATION: 1989

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The population of the unincorporated area of Riverside County is expected to grow from 260,738 to 397,900 between April 1, 1980 and January 1, 1989, which represents an increase of 137,162 people (52.6%). This would represent an average annual growth rate of 6.0%

TABLE IV.59  
PROJECTED POPULATION BY RSA  
(1980-1989)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 Total	1989 Estimate	% Increase 1980-1989	Growth Rate Required	As a % of Unincorporated County Total
45	49,893	64,200	28.7	3.3	16.1
46.1	28,757	62,400	117.0	13.4	15.7
46.2	14,310	15,800	10.4	1.2	4.0
46.3	17,302	47,200	172.8	19.7	11.9
47	37,063	53,180	43.5	5.0	13.4
48	33,013	45,100	36.6	4.2	11.3
49	21,435	35,980	67.9	7.8	9.0
50	13,931	14,600	4.8	.5	3.7
51	5,926	7,620	28.6	3.3	1.9
52	11,839	17,380	46.8	5.3	4.4
53	16,835	21,560	28.1	3.2	5.4
54	10,464	12,880	23.1	2.6	3.2
Unincorporated County Total	260,738	397,900	52.6	6.0	100.0

Source: STF No. 3 Report No. 101 1980 Census  
SCAG-82 Growth Forecast

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PROJECTED HOUSING CHARACTERISTICS: 1989

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The housing stock in the unincorporated area of Riverside County is expected to contain 178,840 total units in 1989, an increase of 64,845 additional units (56.9%) over the 1980 Census value of 113,995. (It is estimated that 18,300 new units have been added between April 1980 and January 1984). This would represent an average annual growth rate of 6.5% between 1980 and 1989. By 1989 the population per dwelling unit is expected to drop to 2.22 people per unit from its 1980 Census value of 2.29 people per unit.

TABLE IV.60

PROJECTED HOUSING BY RSA  
(1980-1989)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 Total	1989 Estimate	% Increase 1980-1989	Growth Rate Required	As a % of Unincorporated County Total
45	17,676	23,400	32.4	3.7	13.1
46.1	10,423	24,400	134.1	15.3	13.5
46.2	4,795	5,500	14.7	1.7	3.1
46.3	5,553	17,600	216.9	24.8	9.8
47	17,709	26,040	47.0	5.4	14.6
48	14,603	21,460	47.0	5.4	12.0
49	9,927	17,300	74.3	8.5	9.7
50	5,889	6,360	8.0	.9	3.6
51	5,114	6,840	33.8	3.9	3.8
52	11,962	16,400	37.1	4.2	9.2
53	6,014	7,800	29.7	3.4	4.4
54	4,330	5,740	32.6	3.7	3.2
Unincorporated County Total	113,995	178,840	56.9	6.5	100.0

Source: STF No. 3 Report No. 101  
SCAG-82 Growth Forecast

### Regional Housing Needs

The SCAG Regional Housing Allocation Model (RHAM) provided projections of housing unit needs by income group for the 1984-1988 time period. The projections are provided for each city and unincorporated County area within the SCAG region. In order to insure conformity with other data sources, the information for Riverside County unincorporated area was recomputed and presented for the 1984-1989 time period.

The RHAM found that future housing unit needs for unincorporated Riverside County, for all income groups, adjusted to avoid impaction, is 49,502 additional dwelling units between 1984 and 1989. Of this total 9,430 units (19.0%) should be targeted for low income households; 11,237 units (22.7%) should be targeted for moderate income households; 9,163 units (18.5%) should be targeted for medium income households; and 19,672 units (39.8%) should be targeted for upper income households.

TABLE IV.61  
HOUSING NEEDS  
(January 1, 1989)  
FOR UNINCORPORATED RIVERSIDE COUNTY

Income Group	Percent of Median Income	Additional Units Needed	Percent of Total
Low	0-50	9,430	19.0
Moderate	50-80	11,237	22.7
Medium	80-120	9,163	18.5
Upper	120+	19,672	39.3
Unincorporated County Total		49,502	100.0

Source: SCAG Regional Housing Allocation Model as of May 7, 1984.



### Housing Mix

In determining the housing mix projected to 1989, it is assumed that the proportions of single-family, multi-family, and mobilehome residences present in 1980 would remain the same, that is 65.6% single family; 10.9% multi-family; and 23.5% mobilehome. There is expected to be 119,611 single family residences, 19,437 multi-family residences, and 39,792 mobile homes in 1989 in the unincorporated portion of the County.

TABLE IV.62

PROJECTED HOUSING MIX (1980-1989)  
FOR UNINCORPORATED RIVERSIDE COUNTY

	1980	%	1989	%
Single Family	79,267	65.6	119,611	66.9
Multi-Family	13,115	10.9	19,437	10.9
Mobile Homes	28,349	23.5	39,792	22.3
Unincorporated County Total	120,731	100.0	178,840	100.0

Source: STF No.3 Report No. 222 1980 Census  
SCAG-82 Growth Forecast

NOTE: 1980 and 1989 Totals include cities of La Quinta and Cathedral City.

TABLE IV.63  
PROJECTED HOUSING MIX BY RSA  
(1989)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Single Family	Multi- Family	Mobile- Homes	Total Housing
45	17,760	3,231	2,409	23,400
46.1	18,367	4,586	1,447	24,400
46.2	4,218	778	504	5,500
46.3	13,299	590	3,711	17,600
47	17,747	1,412	6,881	26,040
48	12,294	2,282	6,884	21,460
49	10,071	2,025	5,204	17,300
50	4,171	472	1,717	6,360
51	4,799	591	1,450	6,840
52	9,473	1,726	5,201	16,400
53	4,451	1,235	2,114	7,800
54	2,961	509	2,270	5,740
Unincorporated				
County Total	119,611	19,437	39,792	178,840

Source: STF No. 3 Report No. 222 1980 Census  
SCAG-82 Growth Forecast

NOTE: Totals include Cities of La Quinta and Cathedral City.

The 1980 Census found that there were 100,179 occupied housing units in the unincorporated Riverside County area. This would include the Cities of La Quinta and Cathedral City. Of this number, 75,245 (75.1%) were owner occupied. The remaining 24,934 (24.9%) were renter occupied.

The RHAM estimated that on January 1, 1988 there would be 65.6% owner occupied units and 34.4% renter occupied units. Assuming these values stay constant, on January 1, 1989, there should be 104,721 owner occupied units and 55,037 renter occupied units. Between 1980 and 1989 there would be an increase of 29,476 (39.2%) owner occupied units. For the same time period there would be an increase of 30,103 (121.3%) renter occupied units.

In 1980, the Census found that there was a 6.2% vacancy rate for available housing units. By 1989 there should be a vacancy rate of 3.8%, according to the RHAM.

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PROJECTED HOUSEHOLD CHARACTERISTICS: 1989

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An additional 54,831 households are expected to be established in the unincorporated area of Riverside County by 1989. This will raise the number of households to 148,552 from the 1980 Census value of 93,586. This is an increase of 58.5% between 1980 and 1989. The average annual growth rate is 6.7%.

TABLE IV.64  
PROJECTED HOUSEHOLDS BY RSA  
(1980 - 1989)  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 Total	1989 Estimate	% Increase 1980-1989	Growth Rate Required	As a % of Unincorporated County Total
45	16,477	22,847	38.7	4.4	15.4
46.1	8,952	20,940	133.9	15.3	14.1
46.2	4,547	5,215	14.7	1.7	3.5
46.3	5,227	16,446	214.6	24.5	11.1
47	15,469	22,726	46.9	5.4	15.4
48	13,570	19,609	44.5	5.1	13.2
49	8,212	14,165	72.5	8.3	9.5
50	5,384	5,725	6.3	.7	3.9
51	2,455	3,188	29.9	3.4	2.1
52	5,017	6,870	36.9	4.2	4.6
53	4,971	6,455	29.9	3.4	4.3
54	3,359	4,366	30.0	3.4	2.9
Unincorporated County Total	93,721	148,552	58.7	6.7	100.0

Source: STF No. 3 Report No. 101 1980 Census  
SCAG - 82 Growth Forecast



### Large Households

In 1980 large households (5 or more members) comprised 13.4% of all households in the unincorporated area of Riverside County. By 1989 there are projected to be 21,158 large households, or 14.2% of all households. This is an increase of 7,662 households (56.8%). It should be noted that between the 1978 and 1980 Census the number of large households in the County decreased.

### Small Households

In 1980 small households made up 86.6% of all households. A small household has 4 or fewer members. In 1989 small households are projected to comprise 85.8% of all households, 127,394 small households, in the unincorporated area of the County. This is an increase of 40,487 households (46.6%).

### Overcrowding

In 1980, 5.7% of unincorporated County households were in an overcrowding situation. Overcrowding occurs when there are 1.01+ persons per room in a household. By 1989 there are projected to be 8,714 households that are overcrowded. This represents 5.9% of the households, an increase of 2,949 households (51.1%).

### Elderly Households

In 1980 elderly household comprised 27.4% of all households. The household head must be 65 years of or greater for the household to be considered an elderly household. In 1989 there are projected to be 37,184 elderly households. This represents 25.0% of the unincorporated County households, an increase of 9,673 households (35.2%).

### Handicapped Households

In 1980 handicapped households made up 25.1% of all unincorporated County households. By 1989 there are projected to be 37,824 handicapped households. Handicapped households would then comprise 25.5% of the unincorporated County households, an increase of 12,618 households (50.1%).

### Single Parent Households

In 1980, 5.4% of all households were headed by a single parent. By 1989 there are projected to be 8,541 households headed by a single parent. This is an increase of 3,108 households (57.2%). Of the 1989 households 6,842 will be headed by a woman and 1,699 will be headed by a man.

TABLE IV.65

1989 HOUSING NEEDS  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1989 Total House- holds	1989 Large House- holds	1989 Small House- holds	1989 Overcrowded Households	1989 Elderly House- holds	1989 Handicapped Households	1989 Single Parent Households
45	22,847	4,158	18,689	1,656	3,967	7,221	1,696
46.1	20,940	3,441	17,499	1,135	1,483	5,383	2,196
46.2	5,215	1,016	4,199	413	533	1,438	427
46.3	16,446	3,395	13,051	1,154	1,834	4,314	894
47	22,726	1,980	20,746	788	10,763	4,315	480
48	19,609	1,644	17,965	538	8,406	4,773	883
49	14,165	1,587	12,578	635	3,013	3,527	723
50	5,725	598	5,127	215	2,058	843	306
51	3,188	244	2,944	147	653	1,527	230
52	6,870	553	6,317	392	2,323	1,663	264
53	6,455	1,734	4,721	1,218	1,278	1,266	225
54	4,366	808	3,558	423	873	1,054	217
Unincorporated County							
Total	148,552	21,158	127,394	8,714	37,184	37,824	8,541

Source: STF No. 3 Reports No. 101, 126, 210-211, 291 1980 Census  
1978 Special Census  
SCAG 82 Growth Forecast

NOTE: March AFB not included in Handicapped Households for RSA 46.1

### Low, Moderate and Medium Income Households

By applying the percentages of low, moderate and medium income household in the 1980 Census to the projected number of households in 1989, the number of low, moderate and medium households in the unincorporated area of Riverside County are projected for 1989. There are expected to be 32,148 low income households, 27,227 moderate income households and 29,006 medium income households.

TABLE IV.66

LOW/MODERATE/MEDIUM INCOME HOUSEHOLDS BY RSA  
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1989 Households	Low Income	Moderate Income	Medium Income	Total L/M/M Income
45	22,847	4,975	3,704	4,021	12,700
46.1	20,940	3,361	3,771	4,426	11,558
46.2	5,215	904	625	969	2,498
46.3	16,446	2,920	2,055	2,165	7,140
47	22,726	5,488	5,025	5,009	15,522
48	19,609	4,893	4,321	4,475	13,689
49	14,165	3,046	2,637	2,848	8,531
50	5,725	1,514	1,161	996	3,671
51	3,188	803	641	648	2,092
52	6,870	1,657	1,346	1,341	4,344
53	6,455	1,435	1,135	1,283	3,853
54	4,366	1,152	806	825	2,783
Unincorporated County Total	148,552	32,148	27,227	29,006	88,381

Source: STF No. 3 Report No. 188 1980 Census  
SCAG 82 Growth Forecast



## Household Overpayment

In 1980, 66.1% of low and moderate income households were paying more than 25% of their monthly income for housing. In 1980, 57.6% of all low and moderate income households paid 30% or more of their income towards housing. In 1989 there are projected to be 39,366 low and moderate income households paying more than 25% of their monthly income towards housing. This is an increase of 12,073 households (44.2%). By 1989, 34,294 households are expected to be paying 30% or more of their income towards housing, an increase of 10,505 households (44.2%).

TABLE IV.67

### 1989 HOUSING OVERPAYMENT FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1989 Total Households	1989 Low/ Moderate Income Households	1989 Households With Affordability Problem			
			25% or more of Income towards Housing	%	30% or more of Income towards Housing	%
45	22,847	8,679	5,967	68.8	5,311	61.2
46.1	20,940	7,132	5,553	77.9	4,759	66.7
46.2	5,215	1,529	1,096	71.7	939	61.4
46.3	16,446	4,975	3,625	72.9	3,330	66.9
47	22,726	10,513	5,778	55.0	5,058	48.1
48	19,609	9,214	6,101	66.2	5,071	55.0
49	14,165	5,683	3,826	67.3	3,361	59.1
50	5,725	2,675	1,395	52.1	1,234	46.1
51	3,188	1,444	950	65.8	869	60.2
52	6,870	3,003	2,097	69.8	1,878	62.6
53	6,455	2,570	1,812	70.5	1,612	62.7
54	4,366	1,958	1,166	59.6	872	44.5
County Total	148,552	59,375	39,366	66.3	34,294	57.8

Source: STF No. 3 Reports No. 268-269, 284-285 1980 Census  
SCAG 82 Growth Forecast

### Employment

Between 1980 and 1989 the number of employment opportunities in the unincorporated area of Riverside County is projected to grow 138.9%. In 1980 there were 37,300 people employed in the unincorporated areas of Riverside County. This is expected to increase to 89,100 by 1989, an increase of 51,800 people.

TABLE IV.68

EMPLOYMENT TRENDS  
FOR RIVERSIDE COUNTY

	1980	1985	1990	1995	2000	% Increase
Cities	168,100	196,800	240,000	280,000	320,550	90.7
Unincorporated County	37,300	60,700	96,200	128,900	162,050	334.5
Countywide Total	205,400	257,500	336,200	408,900	482,600	135.0

Source: SCAG-82 Growth Forecast

### Jobs/Housing Balance

Jobs/Housing balance is an indicator of an area's ratio of employment to population base. An area that is job-rich/housing-poor is defined as having an employment to population ratio over .55. A job-poor/housing-rich area has an employment to population ratio under .38. Balanced areas have a ratio between .38 and .55. These values are for those subregions within the coastal plain in 1980. In Riverside County, this would be RSAs 45 through 50. In 1980 these RSAs were considered job-poor/housing-rich. It should be noted that data in this section has not been broken down to exclude the cities within each RSA.

By the year 1990, RSAs 48 and 49 (Hemet/San Jacinto and Southwest Territories) are expected to have a balanced job/housing ratio. By 1995 RSA's 46, 47 and 50 (Riverside/Corona/Norco, Edgemont/Sunnymead, Lake Mathews/Temescal Canyon, Perris Valley, and San Gorgonio Pass) are expected to have a balanced jobs/housing ratio. Only RSA 45 (Jurupa) will not obtain a jobs/housing balance by the year 2000. By the year 2000 RSA 49 (Southwest Territories) is expected to have a jobs rich/housing poor ratio.

TABLE IV.69

EMPLOYMENT/POPULATION RATIO  
(Jobs/Housing Ratio)  
FOR RIVERSIDE COUNTY

RSA	1980	1985	1990	1995	2000
45	0.19	0.20	0.23	0.25	0.27
46	0.35	0.35	0.37	0.38	0.40
47	0.22	0.28	0.35	0.40	0.46
48	0.24	0.30	0.39	0.46	0.52
49	0.25	0.32	0.42	0.48	0.57
50	0.22	0.28	0.36	0.43	0.51
Subtotal	0.30	0.32	0.36	0.39	0.43
51	0.25	0.26	0.28	0.30	0.32
52	0.37	0.36	0.36	0.36	0.35
53	0.37	0.34	0.32	0.30	0.28
54	0.44	0.40	0.39	0.37	0.33
County Total	0.31	0.32	0.36	0.38	0.40

Source: SCAG 82 Growth Forecast

NOTE: Cities are included in ratios





## V. Housing Development Costs and Constraints





## V. HOUSING DEVELOPMENT COSTS AND CONSTRAINTS

The cost, availability and quality of housing for all segments of society are influenced by a combination of factors, including economic and housing market conditions; governmental laws, practices and funding limitations; and public and political attitudes over time.

This chapter is intended to identify and discuss governmental and non-governmental factors that contribute to the cost of housing in the unincorporated area of Riverside County. These cost factors may affect both existing housing stock and future housing construction, however this discussion is focused largely on the major cost components in the process of developing new housing projects from undeveloped land.

A primary concern of the Housing Element is the provision of adequate affordable housing opportunities for all income groups. The cost components of housing development and methods for reducing costs need to be discussed among County government, building industry and citizen representatives, in order that better County housing policies and programs can be established to lessen identified constraints to the provision of housing.

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### CONFLICTING RESPONSIBILITIES OF LOCAL GOVERNMENT

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County government is responsible for providing a wide range of services in support of a variety of community goals, with limited financial resources. Many County activities are required by State or Federal law, and others are brought about by local citizen concerns. Facilitating the development of low and moderate-income housing is only one of these County goals. County planning for the public health, safety and welfare also requires protecting environmental quality, providing for adequate public facilities, and planning for the preferences and concerns of current residents, which can often work at cross purposes with the provision of low-cost housing. Public officials are frequently faced with circumstances where a trade off must be made between conflicting concerns for the betterment of the community. Local government budget constraints in recent years have intensified this situation.

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### INADEQUATE PUBLIC SUPPORT FOR LOW COST HOUSING AND PUBLIC HOUSING PROGRAMS

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Public opinion can often become a constraint to housing--especially low cost housing. Even though new "low cost" housing today may be barely affordable to medium income people, there may be the perception that high density, low-cost housing may detract from the neighborhood and cause property values to decline. Public opinion can and should influence final County action on a project through the public hearing process.

Historically, housing has been provided by housing developers, financial institutions, and the Federal government, with minimal County government involvement. When faced with poverty, unemployment, discrimination, and high financing costs, County officials are hard-pressed to identify and implement suitable housing programs aimed at meeting the needs of low- and moderate-income families. Consumer advocates speaking on behalf of low- and moderate-income housing have been few in number and relatively unorganized, and public officials may see minimal public support for funding low-income housing programs at the Federal level, or for implementing programs at the County level. With the local government budget constraints of recent years, the provision of low- and moderate-income housing is less feasible than in the past.

In addition, Article 34 was added to the State Constitution in 1950 by ballot measure. This measure, sponsored by the California Association of Realtors, requires that public bodies obtain voter approval when developing, constructing, or acquiring a low rent housing project. Article 34 has impeded the development of housing for low and moderate income persons since its passage.

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#### COUNTY USE OF AVAILABLE HOUSING ASSISTANCE PROGRAMS

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The County's ability to use available housing assistance programs is constrained by the complicated funding and administration procedures of programs legislated by the State and Federal governments, and by the difficulty in coordinating these programs in such a large County.

Funding for housing assistance programs is provided through a number of different government agencies. Riverside County has sought housing assistance funds from the Federal Department of Housing and Urban Development (HUD), the Federal Farmers Home Administration (FmHA), and the California Housing and Finance Agency (CHFA). Each agency and program requires separate applications and different kinds of data to document existing housing needs and conditions. This often results in duplication of efforts, increased paper work and staff time, and higher overall operating and administrative costs associated with grant applications.

At the County level, housing assistance program functions are spread among a number of agencies and departments, including the Housing Authority, Community Development Department, Department of Community Action, Building and Safety Department and Planning Department. There is no agency or office designated as the coordinator of all available housing assistance programs. As a result, problems with program coordination and duplication of effort occur. There is generally a lack of a united County effort to improve housing conditions and provide innovative approaches to housing problems. This lessens the County's ability to effectively compete with other jurisdictions for available housing assistance funds in a period when funding is becoming more limited.



At the State and Federal level, there are also problems with coordination, continuity and applicability of housing programs. Available programs do not always respond to existing housing needs or problems, particularly since most housing programs are designed for large cities rather than counties. Long waiting periods for State and Federal approval of projects often occur, and not all projects are funded at a given time, hampering program coordination. A lack of coordination among funding agencies results in added costs at the local level. For example, HUD requires that the County's Department of Housing and Community Development be responsible for HUD's Housing Assistance Plan and HUD's Community Development Block Grant applications. Similar information is required for both reports going to HUD, yet it must be presented in an entirely different format for each document. Overall, too much money ends up spent on forms and reports, rather than on actual housing assistance. In addition, funding changes may be abrupt and disruptive because of shifts in political priorities at the State or Federal levels.

Additional constraints to housing assistance programs occur with lengthy processing times for permit approvals by County agencies. As in the private sector, public housing projects face contract deadlines, high financing interest rates and inflation. Delays to projects boost the cost of interest payments and building costs.

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#### DATA CONSTRAINTS

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The job of assessing housing needs and the programs designed to address those needs is a very difficult task involving many hours of data collection and analysis.

Most of the time, the needs data is in such a simplified form that it cannot be used for detailed needs analysis. To get the information needed to do a proper analysis of housing problems, several data sources are frequently used which may often produce inconsistent results. Data inconsistencies are likely to be related to different approaches taken in analysis, different base year data, different questions asked on the survey, coding and key term definition problems, and problems of comparing dissimilar data.

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#### HOUSING MARKET DEMAND

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A recent report commissioned by the State Department of Real Estate prepared by Kenneth T. Rosen, Chairman, Center for Real Estate and Urban Economics, University of California at Berkeley, maintains that the high cost of housing in California is in large part attributable to unusually strong demand for housing, along with higher California incomes and local regulations and fees. In California the demand for housing units is projected to be 230,000 units in the 1980's largely due to population growth and an increase in the number of new households.



The demand for housing in Riverside County is affected by a number of factors both internal and external to the County. Good employment prospects, a mild climate and other amenities of Southern California have brought about a huge population influx from other areas of the country. As the coastal areas have filled up, consuming available land and driving housing prices up, demand for housing has crept eastward to Riverside County where a more rural lifestyle is still possible and prices are lower. This, coupled with population increases internal to Riverside County, has made Riverside one of the fastest growing counties in California. In 1983 the total population for unincorporated Riverside County was estimated to be 304,294.<sup>2</sup> The 1989 population is projected to be 397,900, a 30.8% increase.

Demand for housing is sensitive to the cost of housing. Since income levels of prospective home owners determine whether or not they can qualify for a loan and what priced home they can afford, the demand for different priced homes can be seen to vary considerably. Rapid sales of homes priced below the County median sales price in Sunnymead in 1982 and 1983 indicate that demand for lower cost housing is strong. As prices of even the lowest priced homes continue to climb, an ever larger segment of the population wishing to purchase a home is priced out of the market. It is estimated that in Riverside County an income of about \$35,897, or 167.8% of the County's median income, is<sup>3</sup> presently required to qualify to purchase a median priced home (\$80,100). A major assumption underlying this chapter is that a large demand exists for lower priced housing.

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#### CONDITION OF EXISTING HOUSING STOCK

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A portion of total demand for housing is attributed to replacement demand resulting from the removal of housing units from the existing stock. This has not been considered a major problem throughout Riverside County, however, it is a concern in parts of the County. The estimated total number of dwelling units in unincorporated Riverside County was 99,478 in 1980.<sup>4</sup> Of these, almost 5% or some 4,814 units were identified to be unsound. As the condition of older homes worsen, they will eventually no longer be habitable. This implies a decrease in the supply of housing, unless new units are built at a rate that exceeds the rate of deterioration of existing units. Maintaining older homes and ensuring that durable construction materials are used for new housing is therefore important in maintaining the supply of housing in the County.

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#### NEW HOUSING DEVELOPMENT COSTS

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The component costs of new housing development vary, including land costs; construction financing costs; engineering, environmental and site planning costs; permit and processing fees; exactions and fees for public services and facilities; material and labor costs; marketing and sales costs; and the profit of project developers. Increasing costs on all these fronts affect the price of housing, along with other costs such as mortgage interest rates. Most of these costs are driven by economic conditions beyond the County's control.

## Land Availability and Cost

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the cost of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain and vegetation; the proximity to urban areas; and parcel size. Generally more remote areas have less expensive land available and larger tracts of land, while smaller, more expensive parcels are located closer to urbanized areas. According to the Riverside County Real Estate Council, parcels of 20 acres or more in size located in western Riverside County range from \$5,000 to \$10,000 per acre. Land closer to Orange County tends to be higher priced as do lands within established urban areas. Parcels in areas outlying from urban areas of 5 to 20 acres will range from \$10,000 to \$20,000 per acre. The above price ranges are for unimproved lands without paved access through the parcel, community water and sewer systems or utilities. Lots within urban areas served by water, sewer, utilities and public services typically will range upward from \$20,000 per lot, for lots between 7,200 square feet and one half acre.<sup>5</sup>

Rising costs of land are often related to the limited availability of buildable land, however in Riverside County, which has large expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in areas of the County has been attributed to lower land costs relative to surrounding Orange and Los Angeles County land prices. There are areas within the County where land prices are increasing rapidly, however, particularly in areas close to larger cities such as Riverside and Palm Springs. Rising land costs tend to directly increase housing costs. Developers may respond to this situation by decreasing the size of lots and houses in order to market a lower priced product, or by increasing the size and options of houses in an effort to keep a balance between land costs and the price of a house.

## Construction Financing Costs

Housing developers generally borrow money to finance housing construction. Interest payments on large loans can be a significant cost of housing development. Interest rates for construction financing are tied to the prime lending rate of banks and other financial institutions, which in turn is related to national economic conditions and policies. Decreasing interest rates of the past several years helped to fuel the current construction boom in parts of Riverside County. However, interest rates have been increasing again, causing concern for the affect on the ability to finance new housing construction, and the affect on housing prices. Construction loans are generally running about three percentage points higher than the prime rate, averaging about 15.5%.<sup>6</sup> Financing costs as a percentage of total construction costs can vary a great deal depending on the amount borrowed, current interest rates and the borrowers past credit performance. County permit processing and approval times also greatly affect the amount of financing interest costs to the developer, as discussed in a later section. When interest costs rise, they may result in lower profits to developers, or higher home prices, if such costs are passed on to the home buyer, or less housing construction.



### Construction Costs

Labor costs vary depending on the time involved in constructing the apartment building or housing tract and the wage rates of the builders. Labor rates have risen over time with increasing inflation, although some slowing has occurred recently as inflation has slowed. The cost of materials has also risen with inflation. As the cost of energy has increased additional insulation and other materials used to conserve energy also add to the cost of new housing. According to the International Conference of Building Officials "Building Standards", average construction costs have increased nationally 201.3% from January 1971 to January 1984.

The Real Estate Research Council of Southern California indicated in their Real Estate and Construction Report that residential construction costs in the Los Angeles area increased from \$13.47 per square foot in January 1971, to \$34.07 per square foot in January 1981, based on a 1,570 square foot house.

### Land Planning Costs

Land planning costs such as professional consultant services, and County permit and processing fees are an additional cost component of the development of new housing. Professional services may include land surveying and engineering; soils engineering and other environmental assessment of the site; site design, landscape and architectural design; and coordination with government for permit processing. Engineering fees for a final tract map can range from \$1,000 to \$1,600 per unit or lot and can be much higher for complicated projects on hillsides or with other environmental conditions. Private planning consulting services for processing a tentative tract map generally start at a base fee of \$3,000. Full environmental review and preparation of an Environmental Impact Report typically exceed \$10,000 and can easily be as high as \$25,000, however, such costs may be spread over several hundred lots.

Not all housing projects require all these services, however, for large projects most are essential to the physical development of the housing project, or in response to government requirements. County permit and processing fees reflect the cost of housing project reviews by County staff. Most reviews are mandated by State law or local ordinance, and fees are necessary in lieu of using County general fund monies, which are less abundant since Proposition 13 reduced the County's control of property tax revenue.

### Marketing and Sales Costs

Marketing and sales costs are another cost component in the provision of housing but a minor factor in comparison with other costs. These costs may include real estate sales personnel, advertising costs for large projects, model home furnishing and staffing to show the homes. The Construction Industry Research Board has developed data in which marketing and advertising costs were included under "other costs" for a housing development cost breakdown. This data indicates that "other costs" constitute about 5% of total costs, including an estimated 2% for "marketing and advertising" costs.<sup>10</sup> These costs may vary depending on the size of the development company and market conditions. Advertising generally results in a more rapid sales rate, which in turn may mean a lower sales price and higher profits because of a lower interest carry on land and construction financing.



### Developers Profits

Profit by developers is a cost necessary to provide an incentive for the production of housing in the private market place. Housing development can be a risky business, and developers must deal with changing economic conditions. As a result, profit on new housing projects may vary considerably. The housing industry is made up of a variety of companies and corporations from the very large to the very small. Competition exists in the industry to produce some downward pressure on home prices.

Because of the difference between accounting profits and rate of return on investment, and the sensitivity of the information, it is difficult to obtain conclusive information on profit margins on housing projects that can be used to derive per unit profit data on housing developments. The following table shows overhead and profit in terms of total builder costs from 1949 to 1977. This data from "Professional Builder" indicates that overhead and profit have remained fairly constant at around 17% from the 1950s to the late 1970s, whereas other costs have risen.

The Construction Industry Research Board conducted a survey of California builders summarized in a chart entitled Changes In Share of Major Cost Components of a New Single Family House (1980). Here overhead and profit was estimated to be 12.7% of the price of a new home (1980). Although figures are not available for Riverside County per se, the above figures indicate that the construction industry is a competitive one.

TABLE V.1

DISTRIBUTION OF BUILDER COSTS FOR SELECTED YEARS, 1949 - 1977

<u>TYPE OF COST</u>	<u>PERCENTAGE OF TOTAL COSTS</u>			
	<u>1949</u>	<u>1969</u>	<u>1974</u>	<u>1977</u>
Construction	69.0	54.6	48.4	46.7
Land development	11.0	21.4	24.6	25.0
Financing	5.0	7.0	10.0	10.8
Overhead and profit	15.0	17.0	17.0	17.5
TOTAL	100.0	100.0	100.0	100.0

Source: Professional Builder, 1978.

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## PUBLIC FACILITY AND SERVICE COSTS

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Each residential lot requires a variety of public facilities and services to support it, including paved roads, storm drainage facilities, water and sewage disposal facilities, natural gas, electricity, telephone, fire protection, schools, sheriff service, hospitals and emergency service. Most public facilities and services are necessary under State laws that require protection of the public health, safety and welfare, but people also expect them as a part of housing. The provision of public facilities and services is a major cost factor for new housing development.

### Lack of Existing Facilities

Many of the problems associated with providing more affordable housing are especially acute in the unincorporated areas where infrastructure and services are either nonexistent, over capacity, or would be extremely expensive to extend. The unincorporated areas of the County, on the whole, cannot provide the services necessary to handle the same type of high density development that cities can handle. For example, those County areas not serviced by sewer systems, (whether a community system or a package treatment plant), are precluded from having apartments, mobilehome parks, or small lot development less than 20,000 square feet.

Services in most of the rural portions of the unincorporated County are few. As a result, fire and police response times may be longer, and other services such as schools, health facilities, and social services farther away than in urbanized areas. This, coupled with the rapid growth in the County and lower rate of local tax revenues in recent years has placed a burden on many agencies providing services in the County. In areas where services are available, lower cost housing is generally easier to provide. In areas where services are not available or are at capacity, low- and moderate-cost housing generally cannot be easily provided.

An exception to this is occurring, however, with the siting of individual mobile homes in areas away from cities which are served by individual septic tanks and wells. Because land prices are generally less expensive in outlying areas without public services, these dispersed mobile homes are functioning as an affordable housing alternative in many areas of the County.

The following Land Use Planning Areas have some limits on public facilities and services, which may constrain housing development.

Jurupa - Schools, sewer and water facilities, fire services, secondary roads, flood control facilities

Riverside/Corona/Norco - Sewer and water facilities

Lake Mathews - Sewage facilities, secondary road system

Perris Valley - Schools, sewage facilities, flood control facilities

Hemet/San Jacinto - Flood control facilities

Southwest Territory - Schools, sewage facilities, flood control facilities, paved local roads

San Gorgonio Pass - Schools, fire services, secondary roads

Idyllwild - Water and sewer facilities

Upper Coachella Valley - Water and sewer facilities

Chuckwalla - Secondary roads, schools, fire services, water and sewer facilities

### Public Service Purveyors

Public services in Riverside County are handled by a variety of public, quasi-public and private purveyors, unlike small cities which often have the full gambit of public services provided under one roof, greatly simplifying management. The institutional organization of public services in Riverside County can be a constraint to the provision of housing, because of the large number of service purveyors, the complexity of funding sources, and the differences in ability to expand services and facilities. Lack of coordination between these various service purveyors, special districts and County departments can result in approvals for development that far exceed the ability of local purveyors to expand facilities and services to these areas. Fortunately, actual building construction has not occurred at a rate equal to development approvals. The County has several organizations currently involved in activities expected to bring about better coordination between County departments, agencies and special districts.

### Financing of Public Facilities and Services

Financing for public facilities and improvements comes from different sources depending on whether the service or facility is public or private and whether or not physical expansion is needed. The homeowner ultimately pays for the services and facilities provided through the home purchase price if the individual developer paid for improvements, or in the form of property tax if funding for expansions draws on public funds. Tapping into public facilities with existing capacity may be a relatively minor cost, but the construction of major sewer treatment facilities, flood control facilities, roads, fire stations, school buildings and other capital intensive facilities involves long range planning and considerable sums of money up front for development.

The Construction Industry Research Board in their recent study titled Comparative Analysis, Fees Charged to New Housing Development In Selected Southern California Communities in 1975 and 1983; indicated the increase in average infrastructure fees for single family housing units between 1975 and 1983 in Table V-2.



TABLE V.2

SUMMARY OF INFRASTRUCTURE FEES  
Charged to New Single-Family Housing  
In Selected Southern California Jurisdictions  
Increase from 1975 to 1983

Average Fees Charged Per Single-Family Housing Unit* (Stated in 1983 Dollars)			
	<u>1983 Fees</u>	<u>1975 Fees</u>	<u>Real Increase 1975-1983**</u>
Parks	\$1,128	\$ 429	+\$ 699
Schools	1,313	Ø	+ 1,313
Roads	1,635	Ø	+ 1,635
Flood Control	358	123	+ 235
Sewer	905	244	+ 661
Water	926	213	+ 713
Other	382	Ø	+ 382
Sum of Averages	<u>\$6,647</u>	<u>\$1,009</u>	<u>+\$5,638</u>
Effective Average***	<u>\$4,099</u>	<u>\$ 871</u>	<u>+\$3,228</u>

\* Based on responses from 21 Southern California jurisdictions. The 21 jurisdictions account for 40% of the single-family housing production in the eight-county area from which they were selected. The eight counties are: Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, San Luis Obispo, Ventura and Kern.

\*\* Real increase excludes increase that is attributed to inflation.

\*\*\* The effective average represents the average of fees charged after discounting for jurisdictions that do not charge these fees.

Traditionally, expansions of public services and facilities for new housing were funded by the existing community through general fund (property tax) monies. Propositions 4 and 13 by curtailing the ability of local government to levy taxes, shifted the major funding source for public services and facilities from the existing community to new development.

If the existing level of infrastructure is lacking, the developer generally must provide the facilities or provide contributions towards their expansion. Fees and exactions for roads, flood control facilities, water and sewer pipelines and treatment plants, schools, fire stations and parks are a means of ensuring that new housing projects will have adequate and available services and facilities to support them.

If developers pay for improvements, more money is required to develop the housing tract, meaning that interest costs are higher. With high interest rates, interest costs on public facilities can add appreciably to the ultimate cost of a home, further constraining the first time home buyer. Hence the timing and method of providing urban infrastructure (public or private) is critical. Increased use of developer fees versus traditional tax financing shifts the cost of these facilities and services to the new home buyer versus the existing homeowner.

Additionally, this method of facilities financing is not conducive to long range facilities planning. The time involved in construction of new public facilities or the expansion of existing facilities often involves several years. With financing by developer fees, funds to expand services do not increase until the time of the development request, which may not allow sufficient time to build or expand existing capital-intensive facilities. Property tax funding of public services allows for greater lead time, and distributes the costs of public services over the existing and future community more equitably.

Water, sewer, electricity, natural gas and telephone services are not provided by the County, although the provision of service is required, depending on the type of project. Road improvements, flood control, schools, fire, sheriff and some medical services are provided by the County.

Special assessment districts are used in some portions of the County to provide public services to a local community where additional services are desired by the community. Additional property taxes are levied on property owners to pay for the service. This focuses additional services on an area of need without affecting the entire County.

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## OCCUPANCY COSTS

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Major ongoing costs of owning a home include mortgage financing, property tax, energy costs and insurance costs.

### Mortgage Financing

Mortgage financing refers to money borrowed by an individual to purchase a home. High interest rates on home loans in combination with high housing prices results in housing that is unaffordable to many.

Mortgage interest rates directly affect the monthly cost of the loan repayment, and therefore the ability of an individual to afford a house. As of June 1984, interest rates for a single family home, with conventional 30-year mortgage financing ranged from 13 1/2 to 14 5/8.<sup>11</sup> Each one percent change in interest rates can increase the monthly costs of a home by several percentage points. High monthly costs can be partially offset by tax deductions.

High interest rates result from economic factors over which the County has no control. Federal and State funds, as available, can be leveraged to reduce the effective interest rates on loans to qualifying low income residents. Pending the outcome of recent legislation, the County could also mount an expanded Revenue Bond Program to facilitate the purchase of housing by low, moderate, and middle income residents.

### Property Tax

Property tax is an additional expense the homeowner must bear. Although Proposition 13 limited property tax to 1978 levels for existing homes, the new homeowner's property taxes are based on the price paid for the home. Current property tax law favors existing homeowners over new homeowners. It is doubtful that the County would seek lower property taxes since this would further constrain public services and facilities provision.

Property tax laws and high interest rates work against homeowners who wish to purchase a different home more in line with their current needs. A home purchased 15 years ago reflects lower interest rates, lower property taxes (frozen at 1978 levels by Proposition 13), and a lower monthly payment. A new purchase means higher property taxes, high interest costs and high monthly payments. Thus couples whose children have left, or persons recently divorced, and desiring smaller living quarters, are discouraged from selling their home to a larger family since purchase of a smaller home may result in higher monthly payments and a larger property tax bill.

### Energy Costs

Energy costs have risen dramatically since the 1970's and are expected to continue rising rapidly. Even though most of Riverside County has mild winters, hot summers result in extensive use of air conditioners. Summer energy costs, particularly in the desert regions, can be significant. Energy costs are especially difficult for low income residents, as energy expenditures may require a large portion of their monthly income. As a result, rising energy costs add to the problem of housing affordability.

### Insurance Costs

Home insurance rates can vary a great deal throughout Riverside County, depending on value of the home, response time for emergency fire protection vehicles, and type of construction. As with energy costs, insurance costs most affect low-income residents as a component of the high overall cost of owning a home. However, the cost of insurance relative to other components of housing costs is relatively low. Yearly insurance costs for standard coverage vary between about \$150 to \$250<sup>12</sup> for an \$80,000 single family home of standard woodframe-stucco construction. Title insurance cost about \$450 for a one-time property transaction.



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## SPECULATION

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Some aspects of land investment work favorably towards the provision of housing. Undeveloped land is purchased, subdivided, improvements may be provided and lots (or homes) sold. Intermediate land owners communicate demand signals, facilitating the conversion of raw land to urban uses; provide a stock of potentially developable land; and direct land to its most economic use. Some of the risk of obtaining permit approvals and entitlements that would accommodate residential development are born by the purchaser of the raw land.

Speculation, both for undeveloped land and existing housing, is a factor which can also contribute to increased housing costs by creating an artificial demand (demand for investment property as opposed to demand for shelter). By buying tangible goods such as land or real-estate that increased in value at a rate exceeding inflation, individuals could protect the buying power of their investment. Those simply seeking affordable shelter are also affected as the cost of housing escalated. An increase in demand without a commensurate increase in supply results in increased prices. Speculation lessened somewhat during the housing market downturn of recent years, but it is expected that prices will continue to rise in the long-term as long as a housing shortage exists.

An aspect of residential land investment that acts to drive up the cost of land (and housing) is when intermediate land owners buy and resell land without improving it, thereby adding little to the ultimate value of the land for residential use. In particular, this can occur when a large area of land is divided and sold repeatedly, using the parcel map process. This process is desirable to land owners because generally no on-site improvements are required when each parcel created is greater than one acre. This can result in many one acre or greater lots with no improvements at artificially high prices. The practice of obtaining zone changes and general plan amendments where there is no accompanying development proposal can also raise the value of the land for sale. In such cases, land may be sold several times at increasing values prior to development for residential use, which can cause an increase in land prices for housing. These practices have been discouraged in recent years however, by County general plan policies requiring land use designations based on standards for infrastructure capability, environmental constraints, land use compatibility and community policies, and by ordinance requirements for project proposals concurrent with zone change applications.

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## LAND USE REGULATION

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State law requires that the County plan for future land development including new housing. The primary methods for land use regulation are the General Plan, zoning ordinance, subdivision ordinance, environmental regulations and building code. Governmental regulation of land development acts to guide

development in an orderly fashion, ensure adequate provision of public services and facilities, protect existing properties from incompatible land uses and protect the public health and safety. Since these aspects of land development are important to decent, safe housing, government regulation is generally beneficial to the housing needs of the public. Government regulation of land development can become a constraint to housing in primarily four ways: by increasing the time between the initial housing project conception and actual construction; by increasing the fees and money required to plan the project; by limiting the density and location of residential land through zoning (although the Housing Lands Inventory indicates that more than an adequate supply of land zoned for residential use exists to meet 1989 growth projections); and by establishing development standards (garage requirements, minimum street widths, lot sizes and pavement thickness, etc).

#### Development Permit Application Processing and Fees

New housing projects often require a number of County permits before construction can begin. These may include a zone change, subdivision tract map, specific plan, and building permit. The processing and approval of applications for these permits can be an expensive and time-consuming process.

Housing project permit applications are first reviewed for design, environmental, safety and other planning concerns by County staff of the Planning Department, Road and Survey Department, Flood Control District, Fire Department, Health Department, as well as special districts, State agencies and nearby cities.

A subdivision application must have public hearings at both the County Planning Commission and the Board of Supervisors, and must receive Board approval. Both the Commission and Board meet a limited number of days each month and work with maximum work loads.

The subdivision must then go through a final map checking process to verify survey information and approve improvement plans for public facilities. The project developer then must either make the improvements or post a bond for the improvements, and meet other conditions of approval in order for the map to record.

The above process can take anywhere from six to twelve months to complete, or much longer if problems or needed studies or revisions to the project are identified. Delays at any of these steps in the process translate to higher costs to the developer, as interest payments on financing loans continue.

The fees for subdivisions and related permits, and building permits are another cost of the development of new housing. Overall fees for a project differ from case to case depending on the type of permits necessary. Fees are charged for building permits, soil surveys, subdivisions, zone changes, use permits, variances, environmental review, grading permits, plan checking and so forth. Riverside County fees are comparable to those in other Southern California counties.

A recent study prepared by the Construction Industry Research Board entitled a Comparative Analysis, Fees Charged to New Housing Development In Selected Southern California Communities In 1975 and 1983 provides a useful comparison of fees by Southern California jurisdictions. (Tables V-3 and V-4).



## Environmental Review Process

Throughout the County, physical environmental constraints exist that hamper housing development. The California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) require that new development proposals be reviewed for potential impacts on or from the environment. The

Planning Department and other County agencies have the responsibility to enforce County policies, CEQA, NEPA and ordinances regulating development on floodplains, areas of potential seismic hazard, areas of excessive slope, conservation areas, areas with inappropriate conditions for septic tanks and other environmental issues. Large portions of the County have one or more of these constraints. These problems usually reduce the density allowed and bring into play mitigation measures and other necessary requirements which add to the cost of the project. The County Planning Department has developed an environmental data base with an extensive mapping system as a part of the Comprehensive General Plan to facilitate a timely identification of environmental hazards and resources.

The environmental review process on the one hand can provide useful information for the jurisdiction about impacts on local environments and needed mitigation measures, as well as useful construction and market information for builders, buyers, lenders and others. On the other hand, the process<sup>13</sup> may also be viewed as an expensive, complex and time consuming burden.

The environmental review process facilitates housing by:

- ° Directing housing development to locate away from environmental hazards and resources and ensuring a reasonable level of public safety from environmental hazards through mitigation.
- ° Ensuring that adequate public facilities such as sewer, water and roads will be available; and
- ° Ensuring that adequate public services such as schools, fire protection, police and health services will be available.

The environmental review process adds to housing development costs in the following ways (not all projects require all these costs):

- ° Environmental Assessment fees (with initial case submittal).
- ° Environmental Impact Report review fees
- ° Consultants costs for preparing preliminary studies.
- ° Consultants costs for preparing EIR or technical studies if required.
- ° Increasing permit processing time thereby increasing the total interest costs on borrowed money, property taxes and other holding costs.
- ° Costs of mitigation of potential environmental impacts.

Relatively few projects have EIR requirements. Most that do in Riverside County are projects exceeding several hundred acres in size and located in relatively remote areas.



The rapid increase in housing prices throughout the 70's and 80's cannot be attributed solely to environmental regulation, however there is evidence that this necessary process has played a significant role in delaying housing projects and increasing finished lot costs.<sup>14</sup>

### Lot Sizes and Other Development Requirements

Most housing development standards and constraints are found within the County General Plan, zoning ordinance, and subdivision ordinance. Specifically the general plan places some constraints on the construction of new housing with density restrictions on land, especially in rural areas. Permitting large influxes of people into rural areas generally outstrips public services and usually results in situations detrimental to public health and safety. The County has recently adopted the new Comprehensive General Plan which bases a parcel's general plan designation on standards pertaining to environmental constraints, public service and infrastructure availability, and land use compatibility. The new General Plan is expected to bring about more thorough project review at much earlier stages of the planning process.

Although zoning tends to be largely geared toward ensuring land use compatibility from parcel to parcel, zoning also has density and housing type restrictions. Usually zoning reflects public service constraints and existing land uses. The zoning ordinance provides standards for minimum sizes of building sites and lot areas for each housing unit. The majority of residential areas are zoned for single family residences, which may constrain the development of multi-family housing. Conventional single family residential lots have minimum lot size requirements of 7200 square feet. The County's R-6 zone also allows smaller lot sizes and reduced improvement standards as an incentive for developers to reduce housing costs to the homebuyer by reducing per unit land costs. Other zoning modifications have been made to standards for open space, yard setbacks, parking and other development standards to encourage innovative designs that would result in lower housing costs.

Subdivision ordinances contain requirements for provision of infrastructure and public services, and guide the extension of public services and facilities to areas of future residential growth. Most County subdivision regulations are drawn from the State Subdivision Map Act. However, the County has discretion in establishing many development standards. The County must consider what future traffic patterns, land uses and a larger population will do to the existing urban infrastructure. Reduced improvement standards, for example, narrower streets, could result in an inadequate circulation system, and other urban design problems 10 or 20 years into the future. Reduced improvements may be tolerated today but inadequate when the County is more heavily populated. Once the basic urban infrastructure is in place it is costly to reconstruct.

### Building Codes

Building codes provide construction standards to ensure public safety. Riverside County utilizes the Uniform Building Code, which has widespread use among many jurisdictions.

TABLE V-3

PLANNING-RELATED FEES  
Charged to New Single-Family Housing  
(Excludes Infrastructure Fees)  
Selected Southern California Jurisdictions  
1975 and 1983

<u>Jurisdiction</u>	<u>Estimated Cost Per Housing Unit*</u>				
	<u>Tentative Map</u>	<u>Record Map</u>	<u>General Plan Amendment</u>	<u>Zone Change</u>	<u>EIR/Envir. Assessment**</u>
Anshiem					
1975	\$ 3.50	\$20.00	—	\$ 3.50	\$ 0.25
1983	13.50	75.00	\$ 9.50	9.50	0.50
Bakersfield					
1975	—	1.30	—	2.00	
1983	4.05	2.95	22.50	7.90	
Carson					
1975	5.00			3.00	3.00
1983	10.50			15.00	50.00
Chino					
1975	1.00		—	2.25	1.75
1983	19.25		14.50	7.25	1.20
Costa Mesa					
1975	2.25	—	25.00	11.00	
1983	2.25	30.00	25.00	11.00	
Fullerton					
1975	3.00	20.00		1.50	3.50
1983	9.00	25.00		4.00	1.00
Glendale					
1975	11.00	1.75	11.50	1.75	
1983	28.50	4.40	28.50	1.00	
Long Beach					
1975	—	—	—	2.35	5.25
1983	56.50	1.00	4.00	10.00	25.00
Los Angeles City					
1975	11.75	13.00			
1983	30.75	44.88			
Los Angeles County					
1975	15.90	12.50			
1983	77.72	26.60			
Newport Beach					
1975	5.00			2.25	3.90
1983	45.00			13.00	100.00
Ontario					
1975	7.50	—	2.50	1.75	0.75
1983	12.00	19.00	13.00	4.00	1.00
Orange City					
1975	3.75	10.25			
1983	9.85	17.50			
Orange County					
1975	3.50	1.25	—	5.00	—
1983	42.40	41.30	50.00	20.00	25.00
Palm Springs					
1975	4.00	7.00			
1983	50.00	37.50			

TABLE V-3 (Continued)

Jurisdiction	Estimated Cost Per Housing Unit*				
	Tentative Map	Record Map	General Plan Amendment	Zone Change	EIR/Envir. Assessment**
Rancho Mirage					
1975	2.50	11.00	—	7.00	10.00
1983	5.00	38.50	5.00	5.00	3.00
Riverside City					
1975	2.50	11.00	—	7.00	10.00
1983	17.00	17.00	12.00	12.00	10.00
Riverside County					
1975	3.75	7.00	—	3.05	2.15
1983	31.00	20.25	23.45	15.65	25.00
San Bernardino Co.					
1975	10.00	3.00	5.00	3.00	3.80
1983	39.16	17.00	20.70	11.44	1.45
San Luis Obispo Co.					
1975	7.00	2.00	10.00		
1983	10.05	3.00	7.50		
Santa Ana					
1975	6.00		—	2.50	3.00
1983	72.50		5.00	5.00	5.00
Santa Barbara County					
1975	7.00	6.25	3.25	1.00	
1983	7.35	2.00	3.30	3.30	
Thousand Oaks					
1975	2.00		0.25		
1983	12.50		6.00		
Torrance					
1975	2.50		—	2.10	0.50
1983	9.35		2.90	4.35	0.73
Ventura City					
1975	2.50	1.75		5.10	
1983	10.00	30.00		7.65	
Ventura County					
1975	4.25	8.50		3.25	
1983	80.00	21.00		15.00	
Average -- Selected Jurisdictions (Not Adjusted for Inflation)					
1975	5.30	8.09	7.67	4.01	3.54
1983	27.12	23.69	14.02	10.48	16.66
Average -- Restated in 1983 Dollars***					
1975	9.17	14.00	13.27	6.94	6.12
1983	27.12	23.69	14.02	10.48	16.66
Average Real Increase (in 1983 Dollars)					
1975	+\$17.95	+\$ 9.69	+\$ 0.75	+\$ 3.54	+\$10.54

\* Fees are standard charges based on a 100-unit single-family subdivision on 25 acres. Each housing unit has 1,400 square feet of living space.

Complete information was not available for all jurisdictions and responses may not be representative of the region or state.

\*\* Excludes costs related to the preparation of EIRs.

\*\*\* 1975 charges are adjusted to 1983 dollars based on the increase in the U.S. Department of Commerce composite cost index. This index increased by 73% from 1975 to 1983.



TABLE V-4

BUILDING- AND ENGINEERING-RELATED FEES<sup>(1)</sup>  
 Charged to New Single-Family Housing  
 (Excludes Infrastructure Fees)<sup>(2)</sup>  
 Selected Southern California Jurisdiction  
 1975 and 1983

Jurisdiction	Estimated Cost Per Housing Unit						
	Grading	Street- Work	Building Permit	Plan Check	Elec- trical	Plumbing	Mechan- ical
<b>Anaheim</b>							
1975	\$ 12.10	\$142.00	\$142.00	\$ 71.75	\$ 41.25	\$ 34.25	\$ 19.00
1983	30.00	350.00	295.00	191.95	57.00	52.00	34.50
<b>Bakersfield</b>							
1975		57.54	121.00		32.00	25.00	13.00
1983		17.00	292.00		42.00	26.00	17.00
<b>Carson</b>							
1975	20.80		179.00	143.00	51.00	63.00	26.00
1983	69.45		744.00	614.56	139.00	153.00	61.00
<b>Costa Mesa</b>							
1975	4.48	114.56	142.00	71.00	34.75	47.62	21.00
1983	85.00	105.00	378.60	242.45	35.10	36.00	50.25
<b>Fullerton</b>							
1975			111.00	54.00	33.00	34.00	11.00
1983			322.00	207.00	41.00	47.00	17.00
<b>Huntington Beach</b>							
1975			116.50	58.25	28.00	25.75	10.00
1983			292.00	190.00	90.63	73.13	24.44
<b>Irvine</b>							
1975	4.48		172.50	101.40	48.43	22.89	51.00
1983	25.00		368.00	229.45	39.35	48.00	28.90
<b>Los Angeles City</b>							
1975	23.67	240.00	142.00	121.13	49.00	40.50	29.00
1983	68.50	331.50	189.40	161.72	124.95	110.16	61.71
<b>Los Angeles County</b>							
1975		75.00	179.00	143.20	51.00	63.00	26.00
1983		199.10	430.50	350.00	70.50	100.50	53.25
<b>Newport Beach</b>							
1975	9.20	55.00	149.00	74.50	25.00	20.25	20.25
1983	177.00	256.00	433.00	281.45	47.90	45.00	29.50
<b>Ontario</b>							
1975	4.48	22.10	145.00	72.50	25.00	20.25	11.00
1983	4.48	175.00	329.41	211.25	50.50	47.00	22.00
<b>Orange City</b>							
1975	7.24	36.00	132.00	65.00	26.00	22.00	8.00
1983	12.13	60.48	313.00	203.45	57.00	33.00	12.00
<b>Orange County</b>							
1975	4.48	114.56	172.00	101.40			
1983	20.89	204.95	507.50	329.88			
<b>Palm Springs</b>							
1975	4.11	25.83	119.00	59.50	18.50	23.10	14.50
1983	8.35	196.20	325.00	211.00	60.00	50.00	30.00
<b>Riverside City</b>							
1975	4.48	13.07	142.00	92.30	20.50	21.50	11.00
1983	21.49	108.75	373.00	349.60	41.00	30.00	14.00
<b>Riverside County</b>							
1975	4.48		112.00	56.00	27.00	21.50	14.00
1983	8.76		295.00	191.75	29.25	45.50	19.00

TABLE V-4 (Continued)

Jurisdiction	Estimated Cost Per Housing Unit						
	Grading	Street-Work	Building Permit	Plan Check	Elec-trical	Plumbing	Mechan-ical
San Bernardino Co.							
1975	4.48		145.00	72.50			
1983	6.48		449.00	150.00			
San Luis Obispo Co.							
1975			145.00	72.00			
1983			313.00	234.58			
Torrance							
1975	4.48	150.00	152.00	76.00	24.00	20.90	14.00
1983	13.34	207.12	336.00	168.00	61.65	40.35	25.25
Ventura City							
1975	4.48		142.00	71.00	47.62	47.00	21.00
1983	20.00		313.00	203.00	47.00	47.00	21.00
Average -- Selected Jurisdictions (Not Adjusted for Inflation)							
1975	7.83	87.14	143.02	82.94	34.27	32.56	18.81
1983	38.06	184.26	364.92	248.48	60.81	57.80	30.64
Average -- Restated in 1983 Dollars <sup>(4)</sup>							
1975	13.55	150.75	247.42	143.49	59.29	56.33	32.54
1983	38.06	184.26	364.92	248.48	60.81	57.80	30.64
Average Real Increase (in 1983 Dollars)							
1975 to 1983	+\$ 24.51	+\$ 33.51	+\$117.50	+\$104.99	+\$ 1.52	+\$ 1.47	-\$ 1.90

## Footnotes:

- (1) Fees are standard charges based on a 100-unit single-family subdivision on 25 acres. Each housing unit has 1,400 square feet of living space.
- (2) Infrastructure fees, including charges for sewer, water, flood control, and roads outside the subdivision, are tabulated separately.
- (3) Complete information was not available for all jurisdictions and responses may not be representative of the region or state.
- (4) 1975 charges are adjusted to 1983 dollars based on the increase in the U.S. Department of Commerce composite cost index. This index increased by 73% from 1975 to 1983.

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## LESSENING CONSTRAINTS

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This section discusses some possible approaches for lessening identified constraints to the provision of housing to meet Riverside County needs.

### Conflicting Responsibilities of Local Government

Conflicting responsibilities will continue to exist. The County's ability to lessen this constraint would have to involve raising the priority of housing goals, policies and programs within the context of overall County goals.

### Inadequate Public Support for Low-Cost Housing and Public Housing Programs

To address this problem, County government could more actively join with existing housing advocates in lobbying for increased Federal funding for public housing and subsidy programs which could benefit the County, and could support local efforts to raise the political profile of housing issues. The County could also conduct a series of workshops at community meetings throughout the County to explain the need for lower cost housing in the County, and how low-cost housing can be beneficial to a community. Areas suitable for low cost housing could then be identified within the Housing Element of the General Plan.

### Land Costs

Programs to permit reduced lot sizes and increased density provide the most effective County methods of reducing land costs for housing developments in the private market. The existing Comprehensive General Plan Land Use Element and County Land Use Ordinance have a number of provisions allowing for flexible lot sizes; reduced lot sizes as an incentive for affordable housing development; and zero lot line developments. The County could consider further ordinance amendments to establish further lot size and density incentives for affordable housing development, including multi-family housing.

In the area of subsidized housing, the County could help to reduce land costs as a basic ingredient to the cost of housing by becoming more active in the development of low-cost housing. One approach may be through the establishment of a local housing development corporation land bank for low cost housing projects. The County could also begin to identify and utilize excess County-owned lands for future low-cost housing development by County housing agencies, private developers or joint ventures.

### County Use of Available Housing Assistance Programs

The County's ability to effectively compete with other jurisdictions for available housing assistance funds could be improved with better communication and coordination among County housing agencies and departments, and an increased staffing commitment. The Housing Technical Advisory Committee could provide an ongoing forum with which to coordinate programs, eliminate duplication, and discuss housing issues and solutions, to provide a more unified County effort toward improving housing conditions.



### Data Constraints

An increased County commitment could be made to improve data resources through better staff expertise and data management equipment and systems, along with better coordination among County housing agencies and departments that collect and use housing data.

### Condition of Existing Housing Stock

The County can continue and expand its pursuit of funds from Federal programs providing grants or loans for the repair, renovation or maintenance of existing housing. Home repair might be coordinated with job training programs.

### Construction Financing Costs

The County's ability to further reduce processing times for County permits, for example for land divisions, environmental review and plan checks, could help to reduce construction financing interest costs. The County can also reduce interest costs on low-cost housing projects by continuing and expanding the use of loan leveraging with Federal, State and County funding programs.

### Labor and Materials Costs

The County has little control over the price of building materials and labor costs associated with housing construction. One approach to reducing labor costs of some housing unit construction would be to establish an owner/builder program whereby low-income persons could provide labor in the construction of their homes.

### Profit

One approach to providing low-cost housing units through subsidization is to utilize non-profit corporations, thereby reducing the profit component of new housing development costs. The County has been involved with a few localized housing non-profit corporations, but has not yet become involved with countywide or regional non-profit housing corporations. Some Federal programs provide funding only to non-profit corporations.

### Public Facility and Service Costs

Available public facility financing mechanisms other than developer fees include the Mello-Roos Community Facilities District Act, public service bonds, and redevelopment funds. The Mello-Roos Act allows for the creation of community facilities districts to provide a centralized funding vehicle for all types of public facilities and services. Funding for services and facilities can be spread over larger property holdings. Public service bonds are especially useful for large capital projects such as sewage treatment facilities, flood control facilities and schools. Although some federal and state funding for financing of urban infrastructure in rural areas has been available in the past, future availability of such funding is politically uncertain. Redevelopment law allows for upgrading of urban infrastructure in areas meeting eligibility requirements by using tax increment financing.

With continued growth in Riverside County the need for continued expansion of urban infrastructure is essential. With the larger number of individual public facility and service purveyors in the County, a unified capital improvement program is highly desirable. The County group GROFIT (Growth Fiscal Impact Task Force) has been formed to take steps in improving the County's capital improvement programming. The County can also help reduce costs by providing planning and development information to these purveyors to bring about better coordination of planning for infrastructure.

#### Mortgage Financing

The County could expand their mortgage revenue bond program to aid a substantial number of households in obtaining home mortgage financing.

#### Speculation

With the R-6 Residential Incentive Zone, the practice of obtaining zone changes where there is no intent to develop the land directly has been discouraged by requiring development proposal applications concurrently with zone change applications. This practice has also been discouraged with the new Comprehensive General Plan Land Use Element, which bases the land use designation on standards for environmental constraints, infrastructure, land use compatability and community policies. This reduces the probability of numerous land sales occurring to raise the value of the property prior to development.

#### Development Permit Application Processing and Fees

The County's permit processing, processing procedures and fee structure are under scrutiny by several County and building industry committees on an ongoing basis, and will continue to be reviewed in an effort to streamline the process and reduce costs.

The County could also consider establishing maximum time frames for project reviews (i.e. plan checking), and utilizing consultants when work loads begin to build toward exceeding the established time frame.

#### Environmental Review Process

The County Planning Department has developed an extensive environmental mapping system as a part of the Comprehensive General Plan. The maps provide a good information data base and are updated periodically to be kept current. These maps facilitate the timely identification of environmental hazards and resouces during project reviews by planners and developers. The Coachella Valley Master Environmental Assessment similarly provides a comprehensive environmental data base to aid in efficient environmental review of projects.

#### Building Codes

Building code standards should be evaluated to determine if changes could be made to promote cost savings in building techniques or materials. Periodic adjustments should be made to accommodate advanced construction technologies and new energy saving technologies.

## NOTES

1. California Housing Markets in the 1980's: Demand Affordability and Policies, Kenneth T. Rosen under commission by the Department of Real Estate, State of California, p. 29.
2. 1985 Housing Element - Projected Population and Housing Needs: 1989 Chapter IV.
3. County of Riverside, Housing Status Report, 1984.
4. 1985 Housing Element - Population and Housing Characteristics: 1980 Chapter IV.
5. Riverside County Real Estate Council.
6. Telephone survey of local banks.
7. Real Estate and Construction Report First Quarter 1981 - Real Estate Research Council of Southern California, p. 52.
8. Three Preliminary Cost Estimates for Subdivisions - L. A. Wainscott and Associates; J. F. Davidson, Civil Engineers - Cost Estimates for Subdivisions; Albert A. Webb Associates, Consulting Engineers Preliminary Cost Estimates for Subdivisions.
9. Psomas/Harrison and Associates; J. F. Davidson, Civil Engineers.
10. Construction Industry Research Board, research in progress.
11. Lenders Facts - First American Title Insurance Company.
12. Telephone survey of local insurance offices.
13. Environmental Impact Review and Housing Process Lessons from the California Experience - Fred E. Case and Jeffrey Gale; California Department of Real Estate Grant to the University of California at Los Angeles, Real Estate, and Urban Land Studies Program, p. 2.
14. Opus Cited, p. 5.



## VI. Housing Lands Inventory



## VI. HOUSING LANDS INVENTORY

Government Code Section 65583 (a)(3) requires that the Housing Element contain "an inventory of land suitable for residential development including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." Apart from the State requirement, there are local needs for the data provided by this inventory.

New housing construction is a critical factor in the adequate provision of good quality housing in Riverside County. A system which can identify potential sites for low-cost housing can help reduce costs. The implementation of a computerized system can also help broaden the opportunity for development of a range of housing that is responsive to needs. The information system for the housing lands inventory identifies areas and sites where infrastructure exists, environmental constraints are at a minimum, and where zoning is appropriate for housing development. The system can also help developers and planners in shortening research time involved in environmental review, initial project planning and development review.

In order to develop an inventory of potential housing sites, those lands that are vacant, County-owned or suitable for redevelopment need to be evaluated. With a County the size of the State of New Jersey (7,310 square miles), a complete inventory could take years to prepare through a lot-by-lot review. As a result, five components for the development of a housing lands inventory have been identified and prioritized as follows:

- 1) Urban Areas
  - . Greater than 5 acres
  - . Less than 5 acres
- 2) Rural Areas
  - . Greater than 5 acres
  - . Less than 5 acres
- 3) Specific Plans
- 4) County-owned Lands
- 5) Redevelopment Areas

The County, through its development monitoring system, has been divided up into approximately 180 modules. These modules are the basic geographic area in which data is presented.

It should be noted that the inventory is being created for informational purposes, to identify sites which would be suitable for future residential development on the basis of zoning, infrastructure and environmental conditions. This is not to be construed as a general plan designation for residential use only. Sites identified in the inventory may still apply for development under any uses permitted by the Comprehensive General Plan Land Use Element and zoning designation.



## Data Sources

One of the primary problems in creating the inventory is the lack of computerization in the Planning Department, and with it computer access to other departments' data which would speed the inventory process. Currently the inventory is being compiled by hand. By the time the inventory is completed it will need to be updated. With computerization, all parcels in the County could be inventoried, not just those lots with residential potential but also those with commercial, industrial or agricultural potential, and the system could be easily updated.

A number of data sources presently exist with which to create the inventory. The following list will note the County Department and the data available, and whether the data is currently available on a computer program.

Department	Data	Computerized
Assessor's Office	Parcel Numbers Current Land Uses Parcel Sizes	Yes
Auditor's Office	Special Districts (By Assessor's Parcel Numbers)	Yes
Building & Safety Department	Building Activity	Yes
Fire Department	Fire Districts Fire Response Time Hazardous Fire Areas	No
Flood Control District	Drainage Plan Areas	Yes
Health Department	Soil Problem Areas Water Problem Areas Sewage Problem Areas Noise Problem Areas	No
Local Agency Formation Commission	Spheres of Influence Special Districts (Legal Descriptions)	No
Planning Department	Current Zoning Proposed Development Environmental Resources Environmental Hazards Census Data	Partial (Census Data Only)

Department	Data	Computerized
Road Department Surveyor	County Owned Lands Recorded Subdivision Waste Disposal Sites Mapping Capability	Yes
Sheriff's Department	Patrol Areas Crime Statistics	Yes
Superintendent of Schools	School District Data Mapping Capability Census Data	Yes

Additionally service providers (sewer and water districts, park districts, utilities, school districts, etc.) can supply additional information. The data would include current capacities, future expansion, and improvement districts.

#### Inventory Uses

There are many potential users of this compiled data for long range planning purposes. Beyond those County agencies and service providers listed above, others might include the following:

Board of Supervisors  
Department of Development  
Community Development  
Housing Authority

Department of Community Action  
Building Industry Association  
Individual Developers  
General Public

The Growth Fiscal Impact Task Force (GROFIT) was created by the Board of Supervisors to study the impact of new development on County facilities and services and to identify financing methods that could be used to provide services to meet this growth. One way that this study will be accomplished is through the development of a computerized data base system. The system will provide the data for developing sound policies for guiding future development. The system is attempting to build on existing departments' systems, thereby reducing costs while coordinating existing services. Once the Planning Department can computerize its data, it will fill a major gap in GROFIT's system.

## Urban Areas

The Census Bureau (U.S. Department of Commerce) identifies the urban population as comprising all persons living in urbanized areas and in places of 2,500 or more inhabitants living outside of urbanized areas.

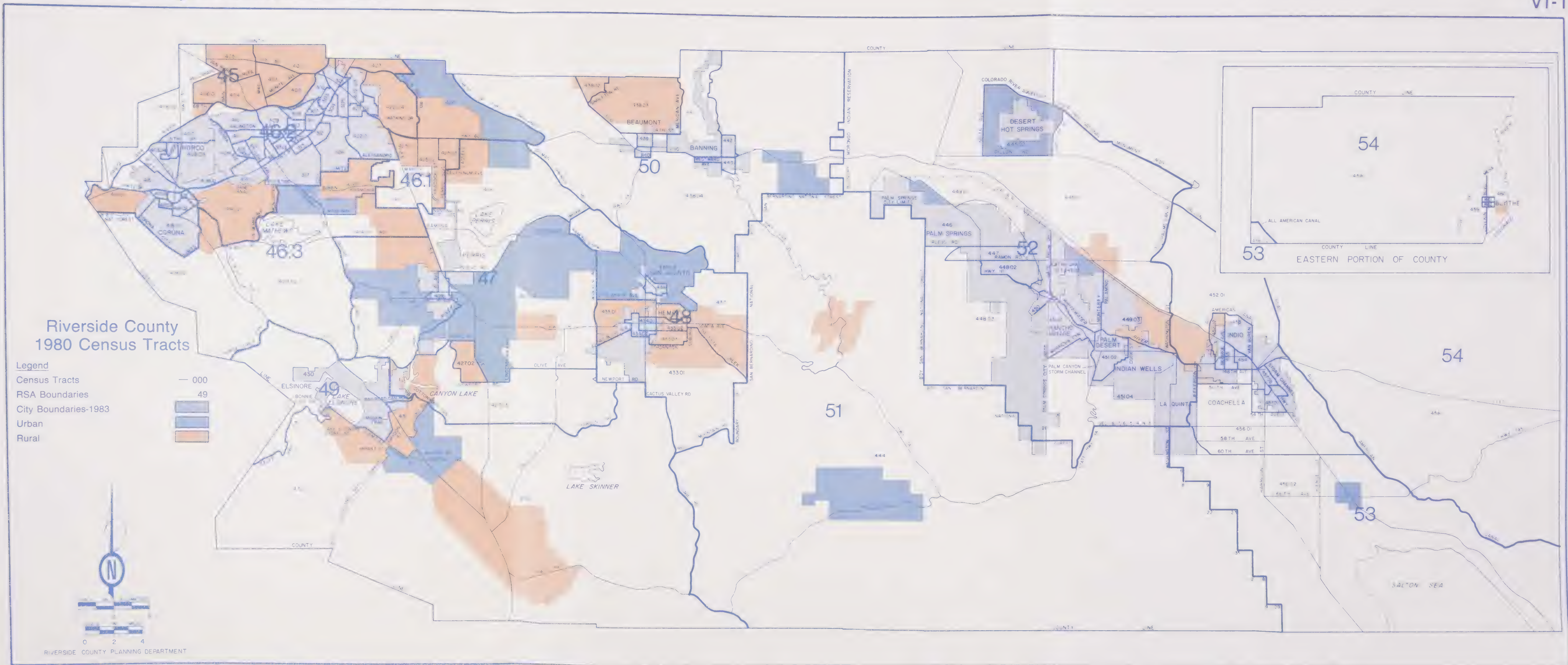
The following Regional Statistical Areas, Land Use Planning Areas, Modules, and Townships and Ranges in Riverside County are within the urban areas identified generally by this Census Bureau definition.

RSA	LAND USE PLANNING AREA	MODULE
45	Jurupa	202, 203.01, 203.02, 205, 206.01, 206.02, 207, 208.
46.1	Edgemont/Sunnymead	511, 517, 518, 519.
46.2	Riverside/Corona/Norco	101, 102, 106, 122, 204.01, 204.02, 212, 501, 502.01, 502.02, 520.03, 520.04, 510
46.3	Lake Mathews/Temescal Canyon	105, 520.01, 521, 527.
47	Perris Valley	319.02, 321, 516.01, 530, 538, 539
48	Hemet/San Jacinto	317.01, 317.02, 327, 342, 343, 344.
49	Southwest Territories	112, 113, 116, 117, 118, 119.
50	San Gorgonio Pass	323, 507, 508, 509, 514.
51	Idyllwild	312.
52	Upper Coachella Valley	420, plus section 13, T4S R5E, sections 7, 17, 18, 19, 20, T4S R6E, (those areas NE of AT & SF RR).
53	Lower Coachella Valley	406.02
54	Chuckwalla	415, 417, plus Section 34 T6S R23E.

It should be noted that not all of these modules conform strictly to the Census definition of urban. Within some urban modules there may be rural areas but because the great majority of the module falls into urban areas, the module is included as urban. Conversely some urban areas located in predominantly rural modules might be excluded from the urban areas inventory. Module Numbers 116, 117, 118, 119, (RSA 49), 538, 539 (RSA 47); and 415, 417 plus Section 34 T6S, R23E (RSA 54) were also included. This was due to population factors.



Housing Inventory: Urban/Rural Lands







### Rural Areas

Once the urban areas have been identified, the remainder are considered rural areas. The rural areas take in a considerable portion of the County. The rural areas have been divided into two sub-areas. The first area consists of those lands in or adjacent to readily identifiable rural communities or adjacent to urban areas. These areas are identified by module or township and range. The following Regional Statistical Areas, Land Use Planning Areas, Modules, and Townships and Ranges are within the rural community areas.

RSA	Land Use Planning Area	Module
46.1	Edgemont/Sunnymead	503, 505
46.3	Lake Mathews/Temescal Canyon	103, 104.01, 104.02, 520.01
47	Perris Valley	319.01, 322, 516.02, 525 531.01, 531.02, 532.03.
48	Hemet/San Jacinto	315.
49	Southwest Territories	114, 338.
50	San Gorgonio Pass	Section 7-9, 15-17 and 20-23 T2S, R2E.
51	Idyllwild	313.02, 329.02.
52	Upper Coachella Valley	305, 306, 311.02, 419.02.
53	Lower Coachella Valley	423, Sections 7,8,17 and N½ of 18 T7S, R9E.
54	Chuckwalla	409, 412.

The remaining areas of the County can be identified as outlying rural areas. These areas can be generalized as having few services, major environmental hazards and large parcel sizes. Because of the impacts to these areas, potential development of lower cost and higher density residences in the near future is slim.



## Existing Land Uses

Through the Riverside County Assessor's Office a list of sites by assessor's number and assessor's codes was generated for potential inclusion in the Housing Lands Inventory of urban and rural lands. Assessor's codes indicate the types of land uses which presently exist on a parcel. The following codes were used for the urban and rural lands inventory (by acreage).

Code	Description	Urban Greater than 5 acres	Urban Less than 5 acres	Rural Greater than 5 acres	Rural Less than 5 acres
RL	Single Family Residential	Yes	No	Yes	No
RM	Mobilehomes not assessed by the Assessor	Yes	No	Yes	No
MF	Mobilehomes assessed by the Assessor on a permanent foundation	Yes	No	Yes	No
MO	Mobilehomes assessed by the Assessor not on a permanent foundation	Yes	No	Yes	No
YD	Vacant Desert Land	Yes	Yes	Yes	Yes
YM	Vacant Mountainous Land	Yes	Yes	Yes	Yes
YP	Vacant Land most probable use residential	Yes	Yes	Yes	Yes
YR	Vacant Residential	Yes	Yes	Yes	Yes
YS	Land with miscellaneous structures only	Yes	Yes	Yes	Yes
YY	All other vacant land not covered by the above	Yes	Yes	Yes	Yes
AN	Agricultural Land - Non-Irrigated Farmland	Yes	Yes	Yes	Yes
AR	Agricultural Land - Residential	Yes	No	Yes	No
AS	Agricultural Land - Vacant with miscellaneous structures only	Yes	Yes	Yes	Yes
AY	Agricultural Land - Other Vacant	Yes	Yes	Yes	Yes

Certain use codes were not incorporated into the data list. Lands with commercial uses, multi-family residential uses (apartments, planned unit developments), mobilehome parks, agricultural uses within agricultural preserves, and heavy agricultural uses (dairies, groves, vineyards) were not included. It was assumed that these lands were either already developed or had substantial commitments to other uses which would not be conducive to the development of housing in the near future.

## Zoning

The Riverside County Planning Department's Assessor Map Books are then reviewed to determine the current zoning classifications on the sites identified through the assessor's codes. If the property has a non-residential zoning (for example, W-1, M-M) it is not counted as a lot with residential potential. If the property has multiple zonings, approximate acreage for each residential zone classification is determined. For each residential zoning classification, a permitted dwelling unit per acre factor was assigned.

## Environmental Constraints

The County's Comprehensive General Plan has associated with it a Countywide mapping system. These maps are useful in the analysis of potential housing sites in the County for the urban lands and rural communities inventory. Major environmental hazards (flooding, earthquake hazards, etc.) are noted on the maps, along with service availability (for example, fire response time). Additionally the General Plan Open Space and Conservation Map is used to determine whether a parcel is located in an Open Space and Conservation area. If the parcel is located in such an area, the general plan designation will denote the minimum lot size applicable to the property.

The compiled data for the Urban and Rural Area Housing Lands Inventory is presented in the following format.

Geographical Area	Information
Regional Statistical Area	1) Total dwelling units permitted by zoning and General Plan designation.  2) Total dwelling units permitted by current development proposals. (i.e. Tracts, Plot Plans, Conditional Use Permits, Specific Plans)
Modular Number	(Same as above)
Assessor's Book	1) Service Constraints  2) Environmental Constraints  3) Development Proposals (Case number, units proposed)  4) Zoning Classification a. Dwelling units permitted b. Acreage for each zone classification c. Number of parcels for each zone classification.  5) General Plan Designation a. Allowable dwelling units permitted b. Acreage for each General Plan designation c. Number of Parcels for each General Plan designation

A Countywide Summary of the Urban and Rural Lands Inventory results is found at the end of this Chapter, and summaries by RSA are included in an appendix to this document. The complete results are compiled within a separately bound document entitled Housing Lands Inventory Addendum.

### Specific Plans Inventory

Adopted Specific Plans will be inventoried for suitable residential sites. Most of these projects represent project approvals by the County for urban residential uses. The inventory will identify the various types of residential uses proposed (single family residential, mobile homes), the number of units permitted, the amount of open space (natural and developed) proposed, public services to be developed (schools, fire stations) and commercial and industrial commitments with potential employment estimates.

### County-Owned Lands Inventory

A potential source of land for the development of lower cost and higher density housing is excess County-owned lands. Although the number of potential lots may be small, the amount of money saved could be significant. Land costs for private housing developments are passed on to housing purchasers, but the land costs for housing developments constructed on County-owned lands could be much lower.

Currently an adequate inventory of all County-owned lands is not available. The Riverside County Road Department will be developing such an inventory. Their program to prepare this inventory is just beginning, and a complete discussion of the methodology is not available. County development criteria for public services and limited environmental impacts can be included in the identification of County-owned lands suitable for residential development.

Potential users of the excess lands might include the Riverside County Housing Authority, County Department of Housing and Community Development, and private developers. Joint venturing between the County and private developers is also a possibility. The County could supply the land to the developer in exchange for reduced prices for housing.

### Redevelopment Areas Inventory

Riverside County currently does not have an operational Redevelopment Agency, but is considering the establishment of one. At such time as a Redevelopment Agency is established for the County, an inventory of potential redevelopment areas can be accomplished by that agency.

In developing the inventory the agency should look at those areas within the County that have been identified as having all four basic housing needs. These are overpayment, overcrowding, substandard units, and below County vacancy rate.

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## HOUSING LANDS INVENTORY - DATA PRESENTATION

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As noted earlier, the data for the Urban and Rural Land Inventory was presented by Regional Statistical Area, Modular Number, and by Assessor's Book. Complete results of the Urban and Rural Area Inventories are available in Housing Lands Inventory Addendum. The Inventories include the public service availability, environmental hazards and resources and zoning for lands identified as potentially suitable for future residential development in urban and rural areas of the County.



The Inventory has been summarized and data reformatted to follow the State Department of Housing and Community Development (HCD) guidelines. These guidelines require the data to be presented by zoning/permitted housing type (Single Family Residential, Multiple-family or Rental, Manufactured Housing). The guidelines also ask for data by residential redevelopment potential and areas currently non-residential. The redevelopment areas have not yet been inventoried because the County does not have a Redevelopment Agency. Both lands presently in residential use and lands not in residential use are included within the inventory of sites potentially suitable for future residential development.

Many of Riverside County zoning classifications allow for more than one type of housing. As indicated on the following table, it is difficult to call out a specific housing type for each zone. Based on past historical proposals, each zoning classification was assigned a housing type. It is noted that this designation would not preclude a developer from developing the property with some other housing type as permitted by the zone.

Zoning Category	Single Family	Multiple Family	Manufactured Housing	Housing Type To Be Counted As
R-1	Yes	1	2	Single Family
R-1A	Yes	1	2	Single Family
R-2	Yes	Yes	2	Multiple Family
R-2A	Yes	Yes	2	Multiple Family
R-3	Yes	Yes	2	Multiple Family
R-3A	Yes	Yes	2	Multiple Family
R-4	Yes	Yes	2	Multiple Family
R-6	Yes	Yes	2	Single Family
R-D	Yes	Yes	3	Single Family
A-1	Yes	1	4	Single Family
A-2	Yes	1	4	Single Family
W-2	Yes	1	2	Single Family
W-2-M	Yes	1	5	Manufactured Housing
R-R	Yes	1	5	Single Family
R-R-O	Yes	1	5	Single Family
R-A	Yes	1	3	Single Family
R-T	Yes	No	5	Manufactured Housing
R-T-R	Yes	No	5	Manufactured Housing

- NOTES: 1. Duplexes permitted if project is in a Planned Residential Development.
2. Mobilehomes permitted, provided a certificate of Mobilehome Compliance is issued.
3. Mobilehomes permitted, provided parcel is 4.5 acres or greater and being farmed (otherwise see note 2).
4. Mobilehomes permitted, provided parcel is 10 acres or greater and being farmed (otherwise see note 2).
5. Mobilehomes permitted, whether on a permanent foundation or not.

The State guidelines also require that the data indicate the potential number of lots that could be developed in the five-year planning period of the Housing Element. The availability of services was classified into five categories:

1. Capacity with hookups available.
2. Capacity with hookups available, but limited.
3. Capacity with hookups available within 5 years.
4. Capacity with hookups not available within 5 years.
5. Capacity with hookups availability unknown.

In determining the potential number of housing units that could be developed in the next five years, the availability of services was reviewed in conjunction with the underlying zoning. If both sewer and water hookups are available, or would be available within five years, the maximum number of units permitted by the underlying zoning was determined. If water hookups are available, but not sewer hookups, the minimum lot size would be  $\frac{1}{2}$  acre, regardless of the underlying zoning. If water hookups are not available, the minimum lot size would be 5 acres, regardless of the underlying zoning (i.e. R-1). The following table presents these assumptions:

HOUSING INVENTORY  
LOT SIZE DETERMINATION

Service	Available Now	Available But Limited	Available Within 5 Years	Not Available Within 5 Years	Availability Unknown
Sewer and Water Hookups	Under- lying Zoning	Under- lying Zoning	Under- lying Zoning	5 Acre Minimum Lot Size	5 Acre Minimum Lot Size
Water Hookups No Sewer Hookups	$\frac{1}{2}$ Acre Minimum Lot Size	$\frac{1}{2}$ Acre Minimum Lot Size	$\frac{1}{2}$ Acre Minimum Lot Size	5 Acre Minimum Lot Size	5 Acre Minimum Lot Size
Sewer Hookups No Water Hookups	5 Acre Minimum Lot Size	5 Acre Minimum Lot Size	5 Acre Minimum Lot Size	5 Acre Minimum Lot Size	5 Acre Minimum Lot Size

The following tables are a summary of the number of lots in urban and rural areas that are potentially developable for residential use in the next five years. A breakdown by zoning and geographical area (urban/rural) is located within Appendix F.

HOUSING LANDS INVENTORY  
Housing Development Potential  
1984 - 1989  
Unincorporated Riverside County

County Total

Land Use Planning Area	Permitted Housing Types			Total
	Single Family Housing Units	Multiple Family Housing Units	Manufactured Housing Units	
Jurupa	1	1	1	1
Edgemont/Sunnymead	15,550	5,560	693	21,803
Riverside/Corona Norco	3,408	94	0	3,502
Lake Mathews/ Temescal Canyon	7,560	0	13	7,573
Perris Valley	51,312	1,659	1,194	54,165
Hemet/San Jacinto	7,476	2,704	1,105	11,285
Southwest Territories	45,319	6,424	7,227	58,970
San Geronio Pass	6,873	196	588	7,657
Idyllwild	3,900	117	0	4,017
Upper Coachella Valley	1	1	1	1
Lower Coachella Valley	1	1	1	1
Chuckwalla	370	0	70	440
Countywide Totals	141,768	16,754	10,890	169,412

NOTES: 1. Data to be supplied by Community Plans Team.



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

EDGEMONT/SUNNYMEAD  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	269.31	1,004	113.45	1865	7.77	47
Large Lot (5.00 acs.+) )	4439.65	10,929	368.63	3695	107.73	646
Subtotal	4708.96	11,933	482.08	5560	115.50	693
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	192.29	302	0	0	0	0
Large Lot (5.00 acs +)	9516.55	3,315	0	0	0	0
Subtotal	9708.84	3,617	0	0	0	0
Land Use Planning Area Total	14,417.80	15,550	482.08	5,560	115.50	693
Total Potential Housing Sites:	Total Acreage Surveyed:		Overall Density:		Average Lot Size:	
21,803	15,015.38		1.45 du/ac		.69 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

RIVERSIDE/CORONA/NORCO  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands:</u>						
Small Lot (1.00-4.99 ac)	274.02	481	0	0	0	0
Large Lot (5.00 acs.+)	7035.47	2927	73.46	94	0	0
Subtotal	7309.49	3408	73.46	94	0	0
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	n/a	n/a	n/a	n/a	n/a	n/a
Large Lot (5.00 acs +)	n/a	n/a	n/a	n/a	n/a	n/a
Subtotal	n/a	n/a	n/a	n/a	n/a	n/a
Land Use Planning Area Total	7309.49	3408	73.46	94	0	0
Total Potential Housing Sites:	Total Acreage Surveyed:		Overall Density:		Average Lot Size:	
3502	7382.95		.47 du/ac		2.1 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

LAKE MATHEWS/TEMESCAL CANYON  
LAND USE PLANNING AREA SUMMARY

GEOGRAPHICAL Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwellig Units	Acres	Dwelllig Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	1318.98	2377	0	0	0	0
Large Lot (5.00 acs. +)	3334.25	3261	0	0	6.36	13
Subtotal	4653.23	5638	0	0	6.36	13
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	137.96	220	0	0	0	0
Large Lot (5.00 acs +)	1559.09	1702	0	0	0	0
Subtotal	1697.05	1922	0	0	0	0
Land Use Planning Area Total	6350.28	7560	0	0	6.36	0
Total Potential Housing Sites:	Total Acreage Surveyed		Overall Density		Average Lot Size	
7573	6356.64		1.19 du/ac		.84 ac.	



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

PERRIS VALLEY  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	1292.37	2699	6.95	64	1.28	8
Large Lot (5.00 acs.+)	9398.38	17629	58.76	1107	141.88	848
Subtotal	10690.75	20328	65.71	1171	143.16	856
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	4213.69	7167	5.08	20	14.18	44
Large Lot (5.00 acs +)	21494.68	23817	64.44	468	95.72	294
Subtotal	25708.37	30984	69.52	488	109.90	338
Land Use Planning Area Total	36399.12	51312	135.23	1659	253.06	1194
Total Potential Housing Sites:	Total Acreage Surveyed		Overall Density		Average Lot Size	
54,165	36,787.41		1.47 du/ac.		.68 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

HEMET/SAN JACINTO  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	548.93	1095	39.75	550	15.98	92
Large Lot (5.00 acs.+)	5088.64	5401	43.37	810	144.54	867
Subtotal	5637.57	6496	83.12	1360	160.52	959
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	24.99	30	19.47	216	8.65	36
Large Lot (5.00 acs +)	3797.10	950	160.18	1128	18.34	110
Subtotal	3822.09	980	179.65	1344	26.99	146
Land Use Planning Area Total	9459.66	7476	262.77	2704	187.51	1105
Total Potential Housing Sites:	Total Acreage Surveyed		Overall Density		Average Lot Size	
11285	9909.94		1.14 du/ac.		.88 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SOUTHWEST TERRITORIES  
LAND USE PLANNING AREA SUMMARY

Geogrphical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwellig Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	1668.20	3193	122.20	1551	13.12	79
Large Lot (5.00 acs. +)	20338.82	33579	420.79	4285	446.10	2205
Subtotal	22007.02	36772	542.99	5836	459.22	2284
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	0	0	0	0	0	0
Large Lot (5.00 acs +)	6718.28	8547	29.38	588	823.87	4943
Subtotal	6718.28	8547	29.38	588	823.87	4943
Land Use Planning Area Total	28725.30	45319	572.37	6424	1283.09	7227
Total Potential Housing Sites:	Total Acreage Surveyed:		Overall Density:		Average Lot Size:	
58970	30580.76		1.93 du/ac.		.52 ac.	



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SAN GORGONIO PASS  
LAND USE PLANNING AREA SUMMARY

Geogrphical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	332.64	470	37.90	75	95.80	243
Large Lot (5.00 acs.+)	7082.06	4865	5.97	12	124.52	249
Subtotal	7414.70	5335	43.87	87	220.32	492
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	52.11	103	55.37	109	0	0
Large Lot (5.00 acs +)	1717.90	1435	0	0	197.43	96
Subtotal	1770.01	1538	55.37	109	197.43	96
Land Use Planning Area Total	9184.71	6873	99.24	196	417.75	588
Total Potential Housing Sites:	Total Acreage Surveyed:		Overall Density:		Average Lot Size:	
7657	9701.70		.79 du/ac.		1.27 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

IDYLLWILD  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	216.46	702	5.85	117	0	0
Large Lot (5.00 acs.+) )	628.01	972	0	0	0	0
Subtotal	844.47	1674	5.85	117	0	0
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	1815.67	363	0	0	0	0
Large Lot (5.00 acs +)	9989.15	1863	0	0	0	0
Subtotal	11804.82	2226	0	0	0	0
Land Use Planning Area Total	12649.29	3900	5.85	117	0	0
Total Potential Housing Sites:	Total Acreage Surveyed		Overall Density		Average Lot Size	
4017	12655.14		.32 du/ac.		3.15 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

CHUCKWALLA  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	13.64	31	0	0	10.25	20
Large Lot (5.00 acs.+)	150.88	157	0	0	25.06	50
Subtotal	164.52	188	0	0	35.31	70
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	0	0	0	0	0	0
Large Lot (5.00 acs +)	433.75	182	0	0	0	0
Subtotal	433.75	182	0	0	0	0
Land Use Planning Area Total	598.27	370	0	0	35.31	70
Total Potential Housing Sites:	Total Acreage Surveyed		Overall Density		Average Lot Size	
440	633.58		.69 du/ac.		1.44 ac.	



## Appendices



## APPENDIX A

### DATA SOURCES AND METHODOLOGIES

This appendix lists the data source for each table, map and figure in the Housing Element's Existing and Projected Population and Housing Characteristics Chapter. It also lists any special notes or explanation for that table, map or figure.



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## SPECIAL NOTES

### A. HANDICAPPED HOUSEHOLD DETERMINATION

1. Determine percent of Handicapped Households from 1978 Special Census.
2. Determine number of total households from 1980 Census and multiply by % in Step 1 to find number of households with at least 1 member who is handicapped.
3. Determination was done at Census Tract and RSA Level
4. For Census Tracts whose data was suppressed in 1978, RSA percentages were used. The following Census Tracts had data suppressed: 301, 302, 309, 407, 410, 414.01, 415, 418.01, 421, 436, 439, 443, 453.

### B. LOW, MODERATE AND MEDIUM INCOME HOUSEHOLDS WITH AFFORDABILITY PROBLEM

1. Owner Costs as a Percentage of Income

The ratio of selected monthly owner costs to households income in 1979 is converted to percentage form. The data are tabulated for "specific owner occupied" units, i.e., one family house on less than 10 acres without a commercial establishment or medical office on the property. The data excludes owner occupied condominiums, mobile homes and trailers.

2. Gross Rent as a Percentage of Income

The ratio of gross rent to household income in 1979, converted to percentage form, reported for "specified renter-occupied" units, which excludes one family home on 10 acres or more.

### C. SUB-STANDARD HOUSING UNIT DETERMINATION

1. Determine % of sound occupied housing units in 1978 (Built before February 1, 1978 - 1978 Special Census).
2. Determine number of occupied housing units built prior to January 1, 1979 (1980 Census).
3. Using % from Step 1, determine number of sound units built prior to January 1, 1979 (Step 2).
4. Add all occupied housing units built between January 1, 1979 and April 1, 1980.
5. Divide Step 4 by total occupied housing units (1980 Census) to determine number of sound occupied housing units.

6. Subtract sound occupied housing units from total housing units to find unsound occupied housing units.
7. Divide unsound occupied housing units by total occupied housing units to find % unsound.
8. This determination was done at the Census Tract and RSA level.
9. For those Census Tracts whose data was suppressed in 1978 RSA percentages were used. The following tracts had suppressed data: 301, 302, 309, 407, 410, 414.01, 415, 421, 439 and 453. Of these only CT 301 had sub-standard units. CT 421 (March AFB) was not included in data. Although they may be sub-standard, by regulation they are adequate.
10. Assumption is made that units built on or after January 1, 1979 are all sound.

D. BUILDING COST STATISTICS - SINGLE FAMILY DWELLINGS

1. Average Construction

This would compare to a standard tract home of 1500 square feet. The dwelling would be Type V-Wood Frame.

2. Good Construction

This would compare to a custom home of 3000 square feet. The dwelling would be Type V-Wood Frame.

E. BUILDING COST STATISTICS - MULTI-FAMILY DWELLINGS (APARTMENTS)

1. Average Construction

This would compare to a standard apartment complex with each unit having 1100 square feet. The unit would be Type V-Wood Frame.

2. Good Construction

This would compare to a custom apartment complex with each unit having 2200 square feet. The unit would be Type V-Wood Frame.

FOR NOTES D AND E

The cost of architectural, structural, electrical, plumbing and mechanical work along with contractors profit have been included in both statistics. The cost of land and site preparation have not been included. The costs have been modified to reflect Riverside County conditions.

#### F. BUILDING COST STATISTICS - MOBILE HOMES

1. Single Wide - This would be a unit of 450 square feet.
2. Double Wide - This would be a unit of 1400 square feet.
3. Triple Wide - This would be a unit of 2000 square feet.

The cost of architectural, structural, electrical, plumbing and mechanical work, contractors profit and some furnishings are included. The cost of land and site preparation have not been included. The costs are reflective of a national average and have not been modified to reflect Riverside County conditions.

#### G. GROWTH FORECASTS

1. SCAG - 82 Growth Forecasts are at five-year increments to the year 2000. The forecast was adjusted to December 31, 1984. The December 31, 1984 estimate is 80% of the 1980-1985 Growth Forecast.
2. SCAG 82 Growth Forecasts are at five-year increments. The 1989 estimate is based on the 1985 estimate plus 80% of the 1985-1990 growth forecast.
3. Percentages of housing stock (SFR, MFR, MH) in 1980 were multiplied by projected housing units (total) in 1989 to determine housing mix in 1989.
4. Percentages of low/moderate/medium income households in 1980 were multiplied by projected households in 1989 to determine low/moderate/medium income households in 1989.
5. Regional Housing Allocation Model was for the 1983-1988 time frame. Totals were increased by 20% to determine housing needs for January 1, 1989. Please see the separate RHAM document for full methodology discussion.





APPENDIX B  
GLOSSARY OF TERMS

This appendix contains a glossary of words or phrases used within the Housing Element.

## GLOSSARY OF TERMS

### Affordable Housing

Housing is considered affordable by HUD when the sum of the housing payment (rent or mortgage), insurance, property taxes and utilities is equal to or less than 30% of a household's gross income. The State HCD uses a rate of 25% or less of a household's gross income in determining affordable housing.

### Elderly

Persons of 65 of age or older.

### Goal

A goal is an expression of a general, ultimate ideal to be sought. It reflects basic community values and establishes the emphasis for formulating policies and programs. They are general, often timeless, and therefore, do not lend themselves to measurement.

### HCD

Housing and Community Development is a State of California agency responsible for administering state housing and community development programs and policies. This department has the responsibility of reviewing local housing elements for conformity with state guidelines and for providing technical assistance to local governments to aid them in producing their housing elements.

### Handicapped Households

Those households responding to the 1978 Special Census which identified one or more persons in the household as having one or more major disabilities.

### Household

An individual or group of individuals residing in a permanent housing unit.

### Housing Element

One of nine mandatory elements of the General Plan as required by the State of California. It sets forth an integrated set of policies and programs to guide public and private housing investment. The Element addresses the housing needs of all unincorporated County residents, but particularly emphasizes the importance of improving opportunities for lower and moderate income residents to live in a decent, safe and satisfying environment.

### Housing Payments

Owner Costs - The sum of payments for real estate taxes, fire and hazard insurance, utilities, fuels and mortgage.

Renter Costs - The sum of payments for utilities and fuels in addition to the base rent.



### Housing Unit

A house, an apartment, mobile home or trailer, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants have either complete kitchen facilities for the exclusive use of the occupants or direct access from the outside of the building or through a common hall.

### HUD

Housing and Urban Development is a department of the Federal Government which provides funds, grants, assistance and guidelines to state and local governments to implement federal housing and community development programs.

### Incorporated Area

Areas that have been incorporated into cities and are under municipal jurisdiction.

### Infill

A policy term used to describe the continued building out of a partially developed area before starting development of adjacent undeveloped lands.

### Large Family

A family of five or more persons (Federal Census Criteria).

### Low Income Household

A household with gross earnings of 50% or less of the areawide median income. This is based on HUD's definition. The State of California would classify this as a Very Low-Income household.

### Median Income

The income level at which half of the total households have a higher income and half of the total households have a lower income.

### Medium Income Household

A household with gross earnings of between 81% and 120% of the areawide median income. This is based on HUD's definition. The State of California would classify this as a Moderate-Income household.

### Moderate Income Household

A household with gross earnings of between 50% and 80% of the areawide median income. This is based on HUD's definition. The State of California would classify this as a Low-Income household.

### Needing Rehabilitation

A housing unit which in its present state materially endangers the health, safety, or well-being of its occupants in one or more respects, and which is economically feasible to repair.

### Needing Replacement

A housing unit which in its present state materially endangers the health, safety, and well-being of its occupants in one or more respects, and which is not economically feasible to repair.

### Overcrowding

Those households which have 1.01 or more persons per room in the housing unit (Federal Census Criteria).

### Policy

An organization's commitment to a goal as expressed in written or unwritten guides for decision-making. It is more specific than a goal, guides decision-making, and provides a framework around which programs operate.

### Program

A specific course of action undertaken in support of identified goals and policies. Programs often contain quantified objectives to serve as indicators to gauge progress of the programs in addressing established goals.

### RSA

Regional Statistical Areas are used by SCAG to delineate geographic areas for statistical purposes. Each RSA encompasses one or more Census Tracts. There are twelve RSA's within Riverside County

### SCAG

Southern California Association of Governments is a council of local governments from Riverside, San Bernardino, Los Angeles, Orange, Ventura and Imperial Counties. SCAG is responsible for carrying out numerous state and federally mandated regional planning activities, including regional planning for housing, transportation and environmental quality.

### SCAG-82

SCAG '82: Growth Forecast Policy was adopted in 1982 and projects population growth and housing needs by RSA through the year 2000.

### Upper Income Household

A household with gross earnings of greater than 12% of the areawide median income. This is based on HUD's definition. The State of California would classify this as an Above Moderate-Income household.

### Vacancy Rate

The percentage of unoccupied dwelling units which are on the market as available for rent or sale. This does not include units that are vacation residents, second homes, migratory worker residents, etc.

APPENDIX C  
PUBLIC PARTICIPATION PROCESS



## PUBLIC PARTICIPATION PROCESS

Public participation in the development of the 1985 Draft Housing Element began in February and will continue through the public hearing process. The participation effort was designed to take advantage of existing community groups, advisory committees and interested organizations which meet regularly throughout the year. Staff attended these regularly scheduled meetings, bringing portions of the draft element, draft program statements, issue papers, and surveys for these various groups to review and comment. By using existing meetings, staff was able to maximize the use of their time and resources as well as to focus the discussion with those most interested and affected by Housing Element programs.

The participation effort includes both governmental and public sectors, focusing on four general groups:

### Citizen Participation

Building and Real Estate Industries

Technical Advisory Committees, Public Agencies and Commissions

Public Hearings and Workshops

These groups and the results of the participation effort are described below. Community responses and comments, suggested revisions to programs and background information have been incorporated into the document.

### CITIZEN PARTICIPATION

During March 1984 the Planning Department, with the support and concurrence of the County Department of Housing and Community Development attended Community Development Block Grant Meetings throughout the County. At these meetings the Planning Department presented a short discussion on the Housing Element, its requirements, time frames and background. We also asked that a short questionnaire be filled out.

The questionnaire covered a number of issues that would be of interest to the various communities including housing needs, financing, advice and standards, special housing needs and neighborhood improvement. Under Housing Needs, the respondents felt that homes to buy was the major concern. Advice on home improvements was the major concern under housing advice. In the Special Housing Needs section, first time buyers came out as the top concern. Neighborhood clean-up was the primary concern under the Neighborhood Improvement section. More lands to buy housing was the major concern in the Housing Financing section. In the Housing Standards section, the questionnaire revealed that County residents feel that landlords should be required to keep their units in good repair. Almost half of the respondents pay less than one fourth of their income towards house payments or rent. Most of the people live in a house on a large lot (more than 10,000 square feet). When asked what type of housing they would like to live in, most would like to live in a house on a large lot. A summation of the questionnaires is located at the end of this Appendix.

There were 22 meetings held throughout the County in the following communities:

Anza	Homeland	Ripley
Cabazon	Lakeland Village	Romoland
Calimesa	Mead Valley	Rubidoux
Desert Hot Springs	Mecca	Sunnymead
Glen Avon	Murrieta	Thermal
Good Hope	Nairobi Tract	Thousand Palms
Home Gardens	Quail Valley	Valle Vista
		Wildomar

In addition, questionnaires were available at the Indio and Riverside Offices of the Planning Department. There were 361 questionnaires filled out and returned. After each meeting a list of attendees was obtained from the Department of Housing and Community Development. Each person attending the meeting was then notified of the completion of the Housing Element and dates and times of future meetings. During the public review period of the Draft Housing Element, the Planning Department will contact and meet with interested and affected public interest and community groups throughout the County.

#### BUILDING AND REAL ESTATE INDUSTRIES

The Planning Department met with the following building and real estate industry groups throughout the development of the Draft Housing Element:

- ° County Coordinating Committee
- ° Riverside Chapter of the Building Industry Association
- ° Riverside Real Estate Council and local Boards of Realtors

County Coordinating Committee - This committee consists of local engineers, building industry representatives, water district representatives, and staff members from the following County departments: Administrative Office, Building and Safety, County Counsel, Environmental Health, Fire Department, Flood Control, Local Agency Formation Commission, Planning Department and Road Department. This committee was formed to provide a forum for discussion of development application review procedures and County policies and standards for land development (primarily subdivisions).

This Committee met with Planning Department staff beginning in February 1984 continuing through adoption the Element. The Coordinating Committee received work in progress on Population and Housing Characteristics and Needs for 1980, 1984, and 1989; New and Revised Program Statements, Housing Lands Inventory, Constraints to Housing, Housing Affordability in Riverside County, including a proposal for a Corporate Fund for Housing.

Primary areas of comment were on those aspects of the development review process that could be changed to facilitate housing-related development application review and aspects of County ordinances that were felt to impede housing development.



Building Industry Association - The BIA represents the interests of land developers, the construction industry, civil engineers and realtors, especially with respect to local government and the land development process.

The BIA received draft work in progress on Population and Housing Characteristics and Needs for 1980, 1984, and 1989, New and Revised Program Statements, Housing Lands Inventory, Constraints to Housing, and Housing Affordability in Riverside County.

The BIA formed a subcommittee to review the Housing Element, and provided detailed and valuable comments and suggestions for revisions to the Draft Housing Element, and ideas for ways in which the County could facilitate housing construction from a building industry perspective. Information on development costs were also provided to the County.

Board of Realtors - The Riverside County Real Estate Council is comprised of realtors from western Riverside County. The Housing section met with the Board of Realtors to discuss issues of mutual concern relating to housing.

Housing Element materials presented included the Summary of Population and Housing Characteristics, Housing Lands Inventory, Constraints to Housing, Housing Affordability in Riverside County, and the Corporate Fund for Housing.

The Council provided information on land prices in western Riverside County. Suggestions were made pertaining to County processing requirements and fees, and the high cost of road improvements and other public facilities for new housing tracts.

#### TECHNICAL ADVISORY COMMITTEES, COMMISSIONS AND AGENCIES

A number of County Departments are involved in housing related matters. The Housing Element addresses the goals, policies and programs of all County Departments with responsibilities for housing that include the review or approval of housing development proposals to the administration of State and Federal funding programs for housing development or rehabilitation.

##### Advisory Commissions

The Housing Technical Advisory Committee (HTAC) was re-established for the specific purpose of providing technical and practical input into the preparation, review, and update of the Housing Element.

The committee includes representatives of the County agencies and departments that are responsible for implementing Housing Element programs. In addition, private sector interest groups are also represented on the HTAC. With the Planning Department acting as chair, the committee is comprised of the following County departments:

Administrative Office  
Department of Housing and  
Community Development  
Housing Authority  
Department of Development

Department of Community Action  
Department of Building and Safety  
Environmental Health Services Division  
of the Health Department  
Office on Aging



The Housing Technical Advisory Committee has been utilized as a forum to review and evaluate the following Housing Element work components:

Existing Program Evaluation	Issue Papers
Existing Goals and Policies	Constraints to Housing
New Program Development	Population and Housing 1980, 1984, 1989
Public Participation Strategies	

Since many of the Housing Element Programs are ongoing, the Housing Technical Advisory Committee will continue to convene after Element adoption to discuss Housing Element implementation and review on a quarterly basis.

#### Advisory Commissions

Planning Department staff attended regular meetings of several standing County advisory commissions to discuss the development of the Housing Element and distribute draft issue papers, chapters, and programs:

Community Development Coordinating Committee	Economic Advisory Committee
Community Action Commission	GROFIT
Housing Authority Advisory Commission	

#### Southern California Association of Governments (SCAG)

SCAG is the principal regional planning body providing research information, programs and policies in an inter-County jurisdiction in Southern California. SCAG provided substantial statistical information to the County for the Housing Element effort, and will review and comment on the Draft document.

#### Coachella Valley Association of Governments (CVAG)

CVAG provides inter-City and sub-regional County planning information and programs specific to the Coachella Valley and provides a forum for discussion of planning issues throughout the Coachella Valley. Regular meetings of the CVAG Housing Committee and CVAG Technical Planning Subcommittee were attended to present and discuss Housing Element issues and draft components.

#### State Housing and Community Development

Housing and Community Development is charged with responsibility of reviewing the adequacy of all city and county housing elements and is the final agency to review the document prior to adoption by the Board of Supervisors.

#### PUBLIC HEARINGS AND WORKSHOPS

The Planning Department Housing and Redevelopment section provided periodic status reports on development of the Draft Housing Element to the County's hearing bodies including the Planning Commission and West Area Planning Council. Public hearings on the Draft Housing Element will be held before the Planning Commission and Board of Supervisors.

### Building or Development Review:

The Administrative Office is involved in County General Fund allocation and budgetary allotment for County Departments with implications for specific programs such as housing programs. Additionally, the Administrative Office may oversee or implement programs where multiple County departments are involved.

Building and Safety reviews all County housing projects for conformance with the Uniform Building Code, and County Ordinances and is thus instrumental in the provision of housing throughout the County. Permit processing procedures are also controlled by the Building and Safety Department.

Environmental Health reviews the sanitary facilities proposed for housing projects. Conformance with County Ordinance and application processing procedures are also of concern to Environmental Health.

The County contracts with the California Department of Forestry for its fire protection service. The Fire Department reviews housing development applications for conformance with Fire Codes and local ordinances, and is involved processing time and procedure.

The Planning Department is charged with maintaining an up-to-date General Plan (including the Housing Element), and land use and subdivision ordinances. The Planning Department acts as technical staff to the Planning Commission and Board of Supervisors in its review of housing development projects, and makes recommendations to both of the above public hearing bodies. Application processing procedures are also an integral part of the Planning Departments function.

The County Road Department is responsible for the review of housing development applications as they relate to the ongoing development of the County's circulation (road) system (primarily new subdivisions). Road improvement standards and the Circulation Element of the Comprehensive General Plan are the responsibility of the Road Department. Application processing procedures and processing time are also of concern to the Road Department.

### Housing Facilitation and Improvement:

Department of Community Action is a County Department that is engaged in a number of Housing related matters including the improvement of community services and facilities, but principally home energy conservation programs. Specific programs include: home energy audits, energy conservation education, home weatherization under the Department of Energy Weatherization Program (DOE), Low-Income Home Energy Assistance Program (LIHEAP), and Southern California Gas Company Direct Weatherization Program (SoCal). Funding sources for projects include: Community Services Administration, Department of Health and Human Services, and State Office of Economic Opportunity.

Department of Housing and Community Development administers the bulk of the Federal Community Development Block Grant funds used for housing rehabilitation under the Home Improvement Program, improvement of public facilities, land acquisition and site clearance.

Housing Authority administers ongoing programs such as the Section 8 rental subsidy program and other programs related to low cost housing for low income people such as the State Department of Housing and Community Development's predevelopment loan program, housing rehabilitation and provision of new low-cost housing for low income County residents.

The Office on Aging serves as an advocate for the elderly. The origin of the agency can be traced back to the enactment of the Older Americans Act in 1965. The Office on Aging began as an organizational entity in 1973 under the auspices of the County's Community Development Department (renamed Housing and Community Development). It subsequently became an official County agency in 1975. The Office on Aging is primarily responsible for administering, implementing and coordinating programs for senior citizens, which includes housing programs. Through their housing program, the agency provides direct funding for two housing projects and coordination for the development of housing programs for seniors throughout the County.

The Department of Development conducts a comprehensive and aggressive program of economic development with the objective of strengthening and expanding the economic base of Riverside County. This objective is accomplished through several means: recruiting new industry to the County, retaining existing industry, providing site location and permit assistance for new businesses, conducting economic research, maintaining a program of advertising and public information, and coordinating several bond financing programs, including single-family, multi-family and industrial revenue bond programs.



# HOUSING ELEMENT QUESTIONNAIRE RESULTS

## March/April 1984

HOUSING NEEDS	NEIGHBORHOOD IMPROVEMENT	HOW MUCH OF YOUR MONTHLY INCOME GOES TOWARD YOUR HOUSE PAYMENT OR RENT?
Manufactured Housing	Neighborhood Cleanup	Less than 1/4
Mobilehomes	Major House Repairs	1/4 - 1/2
Apartments	Minor House Repairs	1/3 - 1/2
Homes to Rent	Neighborhood Improvement	More than 1/2
Homes to Buy	Energy/Weatherization of Homes	
Condominiums		
HOUSING ADVICE	HOUSING FINANCING	WHAT TYPE OF HOUSING DO YOU LIVE IN NOW?
Advice on How to Buy a House	Loans for Housing Repair	House on Large Lot (More than 10,000 sq. ft.)
Advice on Obtaining House Loans	Loans to Buy Housing	House on Standard Lot (7200 sq. ft.)
Advice on Home Improvements	More Government Assistance for Housing	House on Small Lot (3600 sq. ft.)
Advice on Energy Conservation	More Private Assistance for Housing	Apartment
Advice on Rent Mediation	More Rental Assistance Programs	Condominium
Advice on Anti-Discrimination Information	Limit Rent Increases	Mobilehome
	Limit Sales Prices of Homes	Manufactured Housing
SPECIAL HOUSING NEEDS	HOUSING STANDARDS	WHAT TYPE OF HOUSING WOULD YOU LIKE TO LIVE IN?
First Time Buyers	Require More Low Cost Housing in New Housing Projects	House on Large Lot (More than 10,000 sq. ft.)
Farm Workers	Permit Smaller Lot Sizes to Reduce Housing Costs	House on Standard Lot (7200 sq. ft.)
Single Parent Families	Require Landlords to Keep Units in Good Repair	House on Small Lot (3600 sq. ft.)
The Elderly	Remove Unsafe Housing Units	Apartment
The Handicapped	Require More Energy Efficient Housing	Condominium
Lower Income Families	Limit Conversion to Apartments to Condominiums	Mobilehome
Large Families (5 or more people)		Manufactured Housing

TOTAL QUESTIONNAIRES

## C.9

C.9



## March/April 1984

Community		CONCERN																						
		Anza	Cabazon	Calimesa	Desert Hot Springs	Good Hope	Homeland	Quail Valley	Lakeland Village	Head Valley	Mecca	Murreleta/Temecula	Ripley	Romoland	Rubidoux	Sunnymead	Thermal	Thousand Palms	Valle Vista	Widomar/Sedco	Miscellaneous	Home Gardens		
NEIGHBORHOOD IMPROVEMENT																								
	Neighborhood Cleanup	3	17	2	22	7	9	14	25	4	21	9	5	20	10	1	10	10	6	20	5	13	10	8
	Major House Repairs		5	2	11	4	3	1	14	1	11	7		14	6		2	4	3	10		3	4	2
	Minor House Repairs	3	4	2	7	4	3	3	5	2	7	1	2	6	4		2	5	3	3	1	2	2	5
	Neighborhood Improvement	4	14	2	18	8	9	10	20	3	21	8	8	14	5	1	11	10	4	17	5	14	7	7
	Energy/Weatherization of Homes	7	3	1	6	4	4	2	2	2	4	1	1	1	2	1	5	5		4	3	2	5	1
HOUSING FINANCING																								
	Loans for Housing Repair	8	6	4	13	6	5	5	19	2	14	5		13	9	1	6	3	3	13	3	6	6	8
	Loans to Buy Housing	8	9		15	6	6	7	23	3	14	8	7	17	7	1	8	7	5	17	2	13	10	4
	More Government Assistance for Housing		7		12	4	5	1	7	1	14	4	4	11	3		6	1	1	3	1	7	5	2
	More Private Assistance for Housing	5	3	1	6	3	3	3	9	4	8	4	1	3	4		2	4	3	6	2	9	5	1
	More Rental Assistance Programs	2	3	2	3	4	1		2	1	11	2	2	5	4	1	1	1		2	1	1	3	
	Limit Rent Increases	2	5	4	4	4	2	2	3	2	8	1	4	4	1		7	2	2	9	3	2	3	6
	Limit Sales Prices of Homes	3	3		3	1	4		6		4	2	4	2			6	5	1	5	2	3	3	2
HOUSING STANDARDS																								
	Require More Low Cost Housing	6	9	2	14	5	7	4	10	3	20	7	3	20	6		5	4	2	13	1	4	5	5
	In New Housing Projects																							
	Permit Smaller Lot Sizes	2	3		2	1	3	3	4	1	6	2	4	5	3	1	6	1	1	4	4	3	4	1
	To Reduce Housing Costs																							
	Require Landlords to Keep Units in Good Repair	3	9	1	15	7	4	3	22	1	20	8	4	13	9		8	7	2	13	2	11	6	8
	Remove Unsafe Housing Units	2	10	2	11	6	3	12	22	2	16	7	2	5	12		5	10	1	10	4	11	7	6
	Require More Energy Efficient Housing	4	4	1	7	2	5	3	9	1	5	1	2	2	2		4	6	1	5	2	6	5	1
	Limit Conversion to Apartments to Condominiums	1	1	1	1	3	2	1	1	2	6		1	2	1			1	2	2	3		4	2



# HOUSING ELEMENT QUESTIONNAIRE RESULTS

## March/April 1984

Community	Community																						
	Anza	Cabazon	Calimesa	Desert Hot Springs	Glenn Avon	Good Hope	Homeland	Quail Valley	Lakeland Village	Mead Valley	Mecca	Murrieta/Temecula	Ripley	Rancho	Rubidoux	Sunnymead	Thermal	Thousand Palms	Valle Vista	Wildomar/Sedco	Miscellaneous	Home Gardens	
HOW MUCH OF YOUR MONTHLY INCOME GOES TOWARD YOUR HOUSE PAYMENT OR RENT?																							
Less than 1/4	1	2	1	10	4	6	4	15	5	10		3	4	2		4	7	1	12	7	8	9	3
1/4 - 1/3	5	10	3	6		1	3	6	1	6	2	3	4	4	1	3	4	1	8	2	6	8	1
1/3 - 1/2	5	2	1	2	2	1		3		3	4		5			1		1				2	
More than 1/2		1			3	2				1	2		4					1				2	
WHAT TYPE OF HOUSING DO YOU LIVE IN NOW?																							
House on Large Lot (More than 10,000 sq. ft.)	3	2	1	10	3	7	7	6		13		3	7	1	1	6	11	1	5	2	5	6	1
House on Standard Lot (7200 sq. ft.)		3	1	3		2		8	4		5		5	2		2	1	1	11	3		6	4
House on Small Lot (3600 sq. ft.)	1			2	1			4		1	1		5										
Apartment					1					2			1	1			1						
Condominium													1										
Mobilehome	10	10	2	3	3	2	3	1		7	1	4		3			1		7	2	9	1	
Manufactured Housing																		1					
WHAT TYPE OF HOUSING WOULD YOU LIKE TO LIVE IN?																							
House on Large Lot (More than 10,000 sq. ft.)	7	5	1	10	4	3	6	13	1	14	5	5	5	2	1	4	6		9	3	4	8	5
House on Standard Lot (7200 sq. ft.)	1	5	1	2	1	2		6	3	4	3	2	5	5		3	2	3	4	2	2	2	2
House on Small Lot (3600 sq. ft.)		2	1	1	1			2		1	1	1	1								1		
Apartment		2			1			1					1										
Condominium				1									2				1		1		1	1	
Mobilehome	2		1	1			7			2							1		4	2	5		
Manufactured Housing								1					1						1				
QUESTIONNAIRES RETURNED	17	19	5	28	10	16	19	28	6	31	9	9	27	12	1	15	15	6	29	10	20	17	12

HOUSING ELEMENT QUESTIONNAIRE RESULTS  
March/April 1984

Written Concerns

Meeting Location	Communities Represented	Concern
Anza	Aguanga Anza	<ul style="list-style-type: none"> <li>- Security (2)</li> <li>- Road Repair (3)</li> <li>- Stop Sale of Drugs/Alcohol (2)</li> <li>- Repair Cottonwood School House</li> <li>- More Residential Units Per Lot</li> <li>- Elderly Apartments</li> <li>- Easing of Building Code</li> </ul>
Cabazon	Banning Cabazon	<ul style="list-style-type: none"> <li>- Weed Abatement</li> <li>- Remove W-1 Zone</li> <li>- Don't Overbuild</li> <li>- Rezone to allow smaller Lots (2)</li> <li>- Increase Building Permits (2)</li> <li>- Street Upkeep</li> <li>- Street Lights (2)</li> <li>- Local Boards Should Regulate Zoning</li> <li>- Infrastructure Growth Programs etc. (2)</li> </ul>
Calimesa	Calimesa San Bernardino Yucaipa	<ul style="list-style-type: none"> <li>- More Open Land</li> <li>- Elevators in Senior Citizen Projects (if over 1 floor)</li> </ul>
Desert Hot Springs	Garnet N. Palm Springs Sky Valley W. Garnet	<ul style="list-style-type: none"> <li>- Clean Up of Slum Areas</li> <li>- Street Improvements (3)</li> <li>- Do not Change Zoning (2)</li> <li>- Loan Companies Have "Redlined" Area</li> <li>- Let Area Remain Rural</li> <li>- Bus Service for Handicapped (2)</li> <li>- Fire Improvements (Jaws of Life) (2)</li> <li>- Laws to protect Landlord</li> <li>- Crime/Vandalism</li> <li>- Upgrade Neighborhood Condition</li> </ul>
Glen Avon	Glen Avon Mira Loma Pedley Riverside	<ul style="list-style-type: none"> <li>- Lower Interest Rates</li> <li>- Lack of Animal Control</li> </ul>
Good Hope	Good Hope Meadowbrook Perris	<ul style="list-style-type: none"> <li>- Health Hazard from Stench of Animals</li> <li>- Lower Building Permit Fees (2)</li> <li>- Improve Roads (6)</li> <li>- Street Lights</li> <li>- More Employment</li> </ul>
Home Gardens	Home Gardens	<ul style="list-style-type: none"> <li>- Sidewalks</li> </ul>
Lakeland Village	Lake Elsinore Lakeland Village	<ul style="list-style-type: none"> <li>- Animal Control (Dogs)</li> <li>- Lack of Fire Hydrants</li> <li>- Lack of Storm Drains</li> <li>- Let Private Enterprise Take its Course</li> </ul>

HOUSING ELEMENT QUESTIONNAIRE RESULTS  
March/April 1984

Written Concerns

Meeting Location	Communities Represented	Concern
Mead Valley	Mead Valley Perris	<ul style="list-style-type: none"> <li>- Help for Mobilehome Owners</li> <li>- Illegal Dwellings</li> <li>- Community Beautification</li> <li>- Weed Abatement</li> <li>- Street Improvement (11)</li> <li>- Street Signs</li> <li>- Flood Control (3)</li> <li>- Overall Condition of Community</li> <li>- Sewer System</li> <li>- Absentee Owners Should Take Care of Property</li> <li>- Upgrade Housing</li> </ul>
Mecca	Mecca	<ul style="list-style-type: none"> <li>- Enforce Building Code</li> <li>- Remove Substandard Housing</li> <li>- More Private Assistance</li> <li>- Street Lights (2)</li> <li>- More Recreation Programs</li> <li>- Sidewalks (2)</li> </ul>
Murrieta	Murrieta	<ul style="list-style-type: none"> <li>- Street Improvements</li> </ul>
Nairobi	Burr (Arver Tract) Indio Indio Terrace Nairobi Tract	<ul style="list-style-type: none"> <li>- Sidewalk</li> <li>- Street Improvements (3)</li> <li>- Street Lights</li> <li>- More Business</li> <li>- Improvements Should be Comprehensive</li> </ul>
Quail Valley	Quail Valley	<ul style="list-style-type: none"> <li>- Community Center (8)</li> <li>- Limit Population Based on Public Facilities</li> <li>- Transportation</li> <li>- Improve/Tear Down Substandard Housing (20)</li> <li>- Lack of Sewers (7)</li> <li>- Road Improvements (2)</li> <li>- Better Coverage by Sheriff (3)</li> <li>- Animal Control (2)</li> <li>- Weed Abatement (2)</li> <li>- Lack of Natural Gas (4)</li> <li>- Clean up Community</li> <li>- Flood Control</li> </ul>
Ripley	Ripley	<ul style="list-style-type: none"> <li>- Weed Abatement</li> </ul>
Romoland	Romoland	
Rubidoux	Belltown Glen Avon Rubidoux	<ul style="list-style-type: none"> <li>- More Business</li> <li>- Clean up Junk Yards, etc.</li> </ul>



HOUSING ELEMENT QUESTIONNAIRE RESULTS  
March/April 1984

Written Concerns

Meeting Location	Communities Represented	Concern
Sunnymead	Riverside Sunnymead	<ul style="list-style-type: none"> <li>- Security</li> <li>- Exterior of Subdivision</li> <li>- Bring in Industry</li> <li>- Graffiti on Walls</li> <li>- Larger Lots - Large Homes</li> <li>- Traffic Congestion</li> <li>- Overcrowding of Schools</li> <li>- Road Repair</li> </ul>
Thermal	Indio Thermal	
Thousand Palms	Cathedral City Palm Desert Thousand Palms Tri Palms Estate	<ul style="list-style-type: none"> <li>- Renter Should Keep House in Good Repair</li> <li>- More Commercial Area</li> <li>- We Have Been Passed up Too Much</li> <li>- Road Repair</li> </ul>
Valle Vista	Valle Vista	<ul style="list-style-type: none"> <li>- Street Repair</li> <li>- Traffic Signals</li> <li>- Keep Rural Atmosphere</li> </ul>
Wildomar	Sedco Wildomar	<ul style="list-style-type: none"> <li>- Flood Control (5)</li> <li>- Community Center (2)</li> <li>- More Sheriff Protection</li> <li>- Smaller Lots for Mobilehomes</li> <li>- Weed Abatement</li> <li>- Better Permit Procedures</li> <li>- Mobilehomes Should have Skirtings</li> <li>- Speed up Processing</li> <li>- Street Improvements</li> </ul>
Winchester	Homeland Winchester	<ul style="list-style-type: none"> <li>- Trim Trees Along Road</li> <li>- Street Improvements</li> <li>- Street Lights</li> </ul>
Miscellaneous	Bermuda Dunes Desert Center Good Hope Hemet Indio Mead Valley Palm Desert Palm Springs Riverside Sunnymead Temecula Valle Vista Woodcrest	<ul style="list-style-type: none"> <li>- Senior Citizen Apartments - No Frills</li> <li>- Make Sure Mobiles/Manufactured Housing has Skirting, Landscaping, etc.</li> <li>- Enforcement of Existing Standards</li> <li>- Too Many Homes Being Built in Sunnymead</li> <li>- Streamline Planning Process</li> <li>- Too Much Trash Dumped on Empty Lots</li> <li>- Landscaping in Road Right-of-Way</li> <li>- More Energy Efficient Housing</li> <li>- Better Police Protection</li> <li>- Incentive Programs for Builder and Developers</li> </ul>

## APPENDIX D

### FEDERAL, STATE, AND LOCAL HOUSING AGENCIES AND PROGRAMS

This appendix provides a partial list of Federal, State and local agencies that either administer or fund housing programs that affect or are implemented by the County of Riverside. A complete description of each program, including eligibility requirements, are on file with the County Housing Authority or County Department of Housing and Community Development, depending on implementing departments.

## FEDERAL, STATE, AND LOCAL HOUSING AGENCIES AND PROGRAMS

- ° United States Department of Housing and Urban Development (HUD) and Farmers Home Administration (FmHA).

The U.S. Department of Housing and Urban Development and FmHA are federal agencies which administer a number of housing programs. The Department of Housing and Urban Development administer a variety of mortgage insurance, rent subsidy and loan programs aimed at helping communities provide decent housing for low, moderate and medium income families through housing rehabilitation and new housing construction. Housing provided by these programs range from conventional single family housing and mobile homes to multi-family and cooperative housing.

The Farmers Home Administration, an agency of the U.S. Department of Agriculture, offers a number of programs which provide grants and low-cost loans to improve housing in rural areas.

The Riverside County Housing Authority and the County Department of Housing and Community Development are responsible for administering HUD and FmHA funded programs for the County.

- ° Housing Authority of the County of Riverside.

The Housing Authority of the County of Riverside was established in 1942 under the U.S. Housing Act of 1937 and the State of California Housing Authority Law of 1938. The primary function of the Housing Authority is to assist low and moderate income families, including elderly and handicapped persons, by operating programs which provide safe, sanitary and decent housing at affordable costs.

The area of jurisdiction of the Housing Authority is the entire County of Riverside which includes incorporated and unincorporated areas.

- ° County Department of Housing and Community Development.

The County Department of Housing and Community Development is primarily responsible for implementing HUD's Community Development Block Grant (CDBG) program. The CDBG program was originally authorized and funded under Title I of the Federal Housing and Community Development Act of 1974 as amended by the Housing and Rural Recovery Act of 1983. The Department works in conjunction with federal and state agencies such as HUD, FmHA and California Housing Finance Agency (CHFA) to promote and implement affordable housing in Riverside County.



• Department of Housing and Urban Development (HUD) Programs

Section 8 Housing Assistance Payments Programs

The Section 8 Programs provide assistance to low and moderate income families, elderly, and disabled persons by utilizing the existing rental housing stock in the County. Tenants pay no more than 30% of adjusted income on agreed upon rent to the landlord and the Housing Authority pays the remainder to the landlord. The combined rental payments cannot exceed the Fair Market Rents (or other limitations) established by the Department of Housing and Urban Development.

- . Section 8 Existing Housing - Each eligible family is issued a Certificate which enables them to locate a dwelling of their choice. The Housing Authority inspects the dwelling to insure it is decent, safe, and sanitary, and negotiates the rent with the landlord.
- . Section 8 Moderate Rehabilitation - This program is designed to preserve the existing rental housing stock. A landlord may receive up to 120% of the Section 8 Existing Housing Fair Market Rents to cover the cost of rehabilitating substandard units. The units must be placed on the Section 8 Program for a period of fifteen (15) years.
- . Section 8 Rental Rehabilitation - The landlord receives a matching grant from Community Development Block Grant funds to rehabilitate substandard units. The units must be placed on the Section 8 Program for at least one year, and the rent must be within the Section 8 Fair Market Rents.

HUD Section 202 Housing for the Elderly or Handicapped

HUD Section 202 provides long-term direct loans to private, nonprofit corporations and consumer cooperatives which are utilized to finance the construction or rehabilitation of rental or cooperative housing for elderly or handicapped persons.

HUD Section 312 Rehabilitation Loans

The intent of this program is to promote neighborhood revitalization by providing loans to property owners for the rehabilitation of residential, non-residential and mixed-use property in designated community development areas. The maximum loan limits for residential and non-residential properties are \$27,000 and \$100,000 respectively. Residential rehabilitation loans are available to property owners at three percent interest.

HUD Conventional Public Housing

The program provides rental assistance to low and moderate income families utilizing units owned and operated by the Housing Authority. Tenants pay no more than 30% of their adjusted income to the Housing Authority.

### Urban Development Action Grants (UDAG)

This program is designed to assist severely distressed cities and urban counties by providing grant funding which will stimulate economic recovery. Cities and counties which do not qualify as distressed communities but which contain pockets of poverty may qualify for the program by meeting certain criteria. The grants are utilized by the city or the county to provide direct funding for economic development projects which will strengthen the economic, employment and tax bases of these jurisdictions.

### Community Development Block Grants (CDBG)

The Community Development Block Grant program is HUD's primary means of providing community development assistance. Through the program, HUD provides 100% federal grants (with no matching requirement) to local governments for funding a wide range of housing and community development activities.

Although spending priorities are determined at the local level, the stated purpose of the law is to provide adequate housing, a suitable living environment, and expanded economic opportunities for low and moderate income persons.

Specific objectives of the program include:

- . the elimination and prevention of slums and blights;
- . conservation of the existing housing stock;
- . elimination of conditions detrimental to health, safety, and the public welfare.

Specific programs administered under the CDBG program include the following:

- . County of Riverside Housing Loan Program - Riverside County has established a housing loan fund as a part of its CDBG program. Funding is available for providing housing loans to public agencies, private not-for-profit sponsors, limited dividend sponsors, or for-profit developers to assist in the development of new housing or the rehabilitation of existing housing for low and moderate income households in Riverside County.

The objective of the program is to provide "gap" financing for housing projects that will serve lower income persons. These projects are projects which would not otherwise proceed without assistance. Financing can be provided at below market rate in amounts and terms necessary to make a project serving lower income persons financially feasible. The developer is required to provide the bulk of project financing (usually 50 to 90 percent) from non-CDBG sources.

Applicants must be able to demonstrate, in quantifiable terms, how the expenditure of CDBG funds will create or enhance housing opportunities for lower income persons.

- . Home Improvement Program (HIP) - This program provides low-interest loans to eligible low and moderate income homeowners for the purpose of repairing or rehabilitating their homes.

Loans are also available to owners of rental properties who are interested in bringing units up to a decent, safe and sanitary condition.

- . Senior Home Repair Program - This program is available for elderly and handicapped low-income persons who own and occupy their homes. Minor repair work is provided in an effort to eliminate substandard living conditions and to preserve the existing stock.
- . Mobile Home Repair Program - This program provides low-interest loans to eligible low and moderate income mobile home owners for the purpose of repairing their mobile homes.
- . Self-Help Housing Program - The intent of this program is to provide homeownership opportunities for low-income families. Community Development Block Grant funds will be utilized for providing temporary financing of land acquisition, necessary site improvements and administrative costs associated with program development. Permanent financing will be provided by FmHA Section 502 loans. Administrative costs associated with program operations will come from FmHA Section 523 grant monies.

° Farmers Home Administration Programs (FmHA)

FmHA Section 502 Homeownership and Rehabilitation Loans

This program provides direct loans to individuals which may be used for the following purposes:

- . construct, repair or purchase a dwelling unit.
- . buy a site on which to place a dwelling unit which will be owner-occupied.
- . provide necessary and adequate water and sewer facilities and other essential facilities.
- . provide weatherization.

The dwellings must be modest in size, design and cost and located in a rural area or community. Loans bear an interest rate based on the cost of money to FmHA and are repaid over a period of 33 years.



#### FmHA 514/516 Farm Labor Housing Loans and Grants

Through the provisions of this program, loans and grants are available for the construction, repair or purchase of housing which will be occupied by domestic farm laborers. Funding is also available for acquiring the land, providing the improvements on the land for the housing and developing related support facilities.

Farmers, farmers associations, state agencies, political subdivisions, non-profit organizations and non-profit corporations of farm workers are eligible for funding. Loans are repaid over a maximum period of 33 years.

#### FmHA 515 Rural Rental Housing Loans

The objective of this program is to provide economically designed and constructed rental and cooperative housing suited for independent living for rural residents. The program provides loans to eligible public and private sponsors for the construction, repair, improvement or acquisition of rental or cooperative housing for low and moderate income families, senior citizens or handicapped persons.

#### FmHA Section 523/524 Technical Assistance Grants for Self-Help Housing and Rural Housing Site Loans

Section 523 provides grants to public and non-profit groups to enable low-income rural residents to build their own homes. The houses are financed under FmHA's Section 502 program, with Section 523 providing monies to cover administrative costs.

Under the program, a group of families jointly contribute the needed home-building labor, hiring skilled help where necessary.

Self-help sponsors, public bodies, and private, non-profit organizations are also eligible to apply for Section 523 or 524 site loans to finance the purchase and development of building sites.

Sites financed with Section 523 loans can only be sold to self-help families. Sites financed with Section 524 loans must be sold to low and moderate income families who qualify for a FmHA loan or to non-profit organizations eligible for a rural rental or cooperative housing loan.

#### ° California Department of Housing and Community Development (HCD)

The Department of Housing and Community Development is the State agency principally responsible for assessing, planning and assisting communities meet the housing needs of low and moderate income citizens. This department is also responsible for reviewing local housing elements for conformity with State guidelines and for providing technical assistance to local governments to aid them in preparing the housing element.

° Department of Housing and Community Development Programs

Rural Development Assistance Program (RDAP)

RDAP provides technical assistance to local governments, housing authorities and private developers in rural California. This assistance consists of RDAP working cooperatively with each entity to solve locally identified housing, public facilities and economic problems. RDAP also seeks to build local capability, so jurisdictions will have the ability to work independently to solve future problems. RDAP also administers the Rural Community Facilities Technical Assistance Program. The Banning RDAP field office serves rural Riverside, San Bernardino and Imperial Counties.

Section 8 Aftercare

This federally funded program is administered by HCD which provides Section 8 rental assistance for mentally disordered, developmentally disabled or physically handicapped persons. Eligibility is determined on the basis of certified disability and Section 8 income criteria.

° California Housing Finance Agency (CHFA)

The California Housing Finance Agency was created by the Zenovich-Moscone-Chacon Housing and Home Finance Act as a public entity and a political subdivision of the State of California. The CHFA was established for the primary purpose of meeting the housing needs of low and moderate income households. The CHFA is authorized to issue its bonds, notes and other obligations for a variety of purposes.

The CHFA may also provide consulting and technical services in connection with the financing of housing developments; act as a State representative in receiving and allocating Federal housing subsidies; and make grants, under certain circumstances, to housing sponsors (provided that grants are not used with proceeds from the sale of bonds or notes).

CHFA Multi-Unit Rental Housing Revenue Bonds

This program provides below market rate permanent financing for the development of rental housing. Eligible borrowers include corporations, partnerships, individuals, non-profit entities and public agencies. At least 20% of the units that are constructed and funded under this program must be reserved for households with gross annual incomes which are less than 80% of the County's median income. The reserved units must be made available at affordable rents which do not exceed 30% of the gross monthly household income.





## APPENDIX E

### FARM WORKER HOUSING NEEDS

This appendix presents a discussion of housing needs for resident and migrant farm workers in Riverside County. Information about the areas and types of housing needs, and agencies involved with farm worker housing provide a basis for proposed County Housing programs to address the problem.

## FARM WORKER HOUSING NEEDS IN RIVERSIDE COUNTY

A significant housing problem in Riverside County is the inadequate supply of low-cost housing for farm workers. This often results in overpayment for housing expenses, overcrowded conditions, and residence in substandard housing. Several families may crowd into a single family structure, and structures not designed as residences such as sheds, barns, garages, and vehicles. Inadequate cooking and sanitary facilities may be used, resulting in unhealthful and unsafe living conditions.<sup>1</sup>

Housing for farm workers throughout the state of California has long been a difficult problem. Responsibility for providing housing for farm workers originally lay with the growers that employed the workers. Housing generally consisted of small cabins, barracks and similar forms of shelter that in some cases were inferior in design and of substandard condition.<sup>2</sup> The inadequate living conditions of some farm workers have become known to community organizations, churches, and government officials over the years, and Federal, State and local governments are becoming increasingly involved in identifying inadequacies and seeking solutions to these housing problems. Programs have been instituted by government agencies to alleviate living conditions of the rural poor. Also a number of non-profit, community based organizations have been formed over the years to help bring about improved farm worker housing.

The California State Department of Housing and Community Development found the farm worker housing situation to be of concern, and required that local jurisdictions address farm worker housing problems in the Housing Element of their General Plans.<sup>3</sup>

The purpose of this report is to provide background information, begin to investigate the magnitude of the farm worker housing problem in Riverside County, and identify specific geographical areas of need that will result in ongoing activities by the County to improve the farm worker housing situation.

## FARM WORKER HOUSING

### Agricultural Workers

In Riverside County, agriculture is the largest industry in terms of dollar value: a 2.5 billion dollar industry. There are three geographically distinct agricultural regions: the Alessandro District (Western Riverside County); the Coachella Valley; and the Palo Verde Valley. This industry provides employment for a significant portion of the County's population as well as workers from outside the County. State estimates of agricultural workers in Riverside County for 1981 indicated an annual average of 11,740 workers, with a high of 18,720<sup>4</sup> workers (including 12,380 seasonal workers) during the peak month of June.<sup>4</sup> (See Table I)

Growers throughout the County have different labor requirements depending on the crops grown and the extent of mechanization. Some agricultural workers are needed on a year-round basis or frequently enough for them to retain or establish residency in the area. Seasonal workers are needed to supplement the resident farm workers during harvest.<sup>5</sup> For purposes of analysis, the Employment Development Department (EDD) characterizes the farm labor force in three major groups: 1) farmers and unpaid family members, 2) regular farm workers, and 3) seasonal farm workers.<sup>6</sup>

Farmers and Unpaid Family Members refer to small family farming operations. This group is steadily declining as large agri-businesses begin to dominate the industry and these people move into permanent farm employee status as managers, supervisors and mechanics, and away from the family-owned and operated farming ventures. State EDD estimated that there were about 1,300 farmers and family workers in Riverside County in 1981. These people are local residents of the area in which they work. The housing situation for this group is probably the best of the workers in the agriculture industry, and will therefore not be focused on in this paper.

Regular farm workers are those employed by the same employer for 150 or more consecutive days. Despite increased mechanization, this group has remained about the same size due to increased production and the need for more skilled employees. State estimates for 1981 indicated that there were about 4,810 regular farm workers in Riverside County. Regular farm workers are local residents of the areas in which they work.

Seasonal farm workers are defined as those workers who are employed less than 150 consecutive days by the same employer. Statewide, seasonal workers comprise about 55% of the average annual number of all hired farm labor, and the Riverside County proportion is approximately the same, according to State EDD figures. In 1981, it was estimated that monthly seasonal workers in Riverside County ranged between 2,070 (August) and 12,380 (June), with an annual average of 5,630. In general, the number of seasonal workers is increasing.



Seasonal farm workers consist of local (resident) farm workers and migratory farm workers. Of the estimated 5,630 average monthly seasonal workers in 1981, 3,380 (60%) were local, within daily commuting distance of a primary residence in Riverside County or a nearby County (primarily Imperial County). These workers follow the crops in Riverside County and the nearby region, for example from the Coachella Valley to the Palo Verde Valley. About 1,490 workers (26.5%) had a primary residence outside of California, and follow the crops statewide, such as from the San Joaquin Valley to the Coachella Valley. The remaining 760 workers (13.5%) had a primary residence outside of California and follow the crops from state to state, as from the Rio Grande Valley in Texas to the Coachella Valley. The December 1983 estimate of seasonal farm workers in Riverside County was 5,255.

### Housing Problems

The primary housing problem for farm workers in Riverside County can be summarized as an inadequate supply of decent low-cost housing in agricultural regions. Related to this problem is the low income level of many farm workers, particularly seasonal workers, which exacerbates the housing affordability issue.

The median family income of California farm workers surveyed in 1976 and 1977 by Self-Help Enterprises (SHE) was \$5,977; less than half of the 1975 California median income of \$12,778 for California workers as a whole. (See Table II) The low wages paid to farm workers usually results in a high percentage of income being spent on housing. Rental housing costs often exceed 30% of a worker's income, and home purchase is generally not possible since income levels are not high enough to qualify for mortgage loans. This means that they may only be able to afford the smallest, oldest, least desirable housing within the particular community where they work, or must commute from areas where lower cost housing is available. In the case of migrants, it often means living in other forms of shelter such as barns, sheds, garages, trucks, automobiles or no shelter at all.

Farm worker housing problems are generally more severe for migrant workers compared with local workers, however in each case the problems center around affordability, substandard quality, and overcrowding. Regular farm workers and local seasonal farm workers have housing problems similar to other low income people with respect to affordability. However, the need for housing in close proximity to work means that housing is needed in rural, agricultural areas rather than urban areas, as is often the case with other low income groups. The principal housing options for regular and local seasonal farm workers are family owned homes, private rental houses, apartments and mobilehomes. The housing situation for these workers is a matter of real concern, as many are faced with substantial overpayment, overcrowding and substandard housing. As local residents of the areas in which they work, regular and local seasonal farm workers have some advantage over migrant workers in obtaining housing, since they reside in the community most or all of the year.

Migrant seasonal farm workers generally have the most acute housing problems. Their income levels are among the lowest for farm workers. They have the disadvantage of not remaining in the community long enough to do a thorough search for housing. The temporary nature of their stay in the community also means that they are not able to enter into long term contracts for rental, lease or home purchase. Grower-provided housing, motels, overcrowding into dwellings already occupied, and non-residential structures are the only housing available to many migrant workers. Crowding of several families into units designed for a single family, groups of men living in apartments and motels designed for one person, or barns, sheds, trucks and automobiles serving as some protection from the elements - are all common occurrences during peak season.

As of January 1, 1984 there were an estimated 42 private farm labor camps in the unincorporated portions of Riverside County. Thirty of these camps are in the Coachella Valley, eight are in the Western part of Riverside County, and four are in the Palo Verde Valley. During the population recertification process for 1984, all camps were contacted concerning the number of residents living at the camp on January 1, 1984. Of the 42 camps, 22 returned the survey form. A total of 731 residents live at these camps. The residents include families of the workers. Based on these responses, it could be estimated that 1,400 people are living in the labor camps in Riverside County.

Current economic conditions have resulted in housing prices that are increasingly out of reach of low income farm workers both for purchase and rental purposes. Despite an obvious housing market demand, it appears to be beyond the ability of housing developers to produce traditional housing affordable to low income groups within today's market constraints and costs of development. This is further complicated by the seasonal nature of a portion of the housing needs, since additional housing units, if constructed, would remain vacant during the off-season. This implies no income from the property for these months and presumably a financial loss for the owner - unless an extremely high rent were charged when occupied to make up for the loss. Given the low incomes earned for most migrant farm workers, this is not realistic. In an atmosphere of high housing costs, it is clear that extreme measures must be taken if migrant farm worker housing is to improve. Cooperation between growers, builders and the County, and the use of State and Federal grants and subsidies is essential.

#### Data Needs

The deplorable conditions under which many farm workers live have been reported by the media, churches, community based organizations and farm worker support groups at various times over the years. Nevertheless, information about the magnitude and location of these housing problems in Riverside County is lacking. In order for the County to establish effective programs to bring about better housing conditions for farm workers, it is essential that the problems be researched and understood much more thoroughly than is possible in this report. Documentation through accepted data sources is also essential for obtaining available State and Federal funding for farm worker housing assistance. Primary research involving actual field documentation is both expensive and time consuming. Therefore the County must depend on existing data as much as possible.



Three primary sources currently exist: the United States Census, Unemployment Insurance records, and information developed by the State Employment Development Department. Although these sources are useful, they do not provide a complete picture of Riverside County's farm worker housing problems, focusing instead on the quantification of the labor force. For example, the U.S. Census provides information based on a sample survey of workers in "agriculture and forestry" by census block without representing the seasonal influx of migrant workers. The U.S. Census information is quite specific to Riverside County and even small sub-regions of the County, but lacks the definitive labor-force categories of regular, seasonal and local versus migrant workers. The Unemployment Insurance data counts all of those people who had some agriculture-related work regardless of time spent at farm work, but the data isn't broken down by regions for the County's Alessandro, Coachella Valley and Palo Verde Valley districts.<sup>11</sup> The Employment Development Department estimates the average number of jobs in agriculture, and from these estimates, the number of workers under various labor-force categories.<sup>12</sup> The Unemployment Insurance data shows that 44,430 people (not necessarily heads of households) did farm work at some time in 1980. The Employment Development Department data estimates that there were 18,720 jobs at peak season for Riverside County in 1981. The disparity in these figures is due less to time frames (1980 versus 1981) than in what the data sources are measuring. The Unemployment Insurance data may overcount the number of farm workers who are heads of households. The Employment Development Department data is not a head count of farm workers seeking work, but rather an estimate of jobs available as reported by growers. Although it may understate the total number of people willing to do farm work, the Employment Development data is specific to Riverside County, is good in its attempt to quantify seasonal versus regular workers, and is the most useful of the three sources. All three of these data sources, while beneficial in describing the farm worker labor force, do not deal with housing problems per se. The numbers of units needed and the specific areas of need will require further research.

Precise data on the magnitude of the migrant farm worker housing problem proves illusive for the following reasons: the variable need for workers from year to year due to variation in crop production; the legal status of many workers' presence in the United States; the seasonal nature of agriculture industry; and the variation in point of origin for the migrant population (other counties, states, countries) at a given work region in Riverside County. The temporary nature of the seasonal housing need makes it hard to identify, and this is a major reason why migrant farm workers housing problems have prevailed for decades.

Additional research and data collection should be undertaken by the County in each of the three major agricultural regions of the County. A thorough compilation of existing documents and studies should be undertaken. A survey or housing inventory in agricultural producing regions should also be undertaken to obtain a more complete data base.



It is also essential that closer contact with the farm worker population be made in order to develop viable solutions to housing problems. This may best be achieved using existing community based organizations that deal directly with farm workers. A series of public meetings would be helpful to identify farm worker housing needs directly. These meetings, it is hoped, would allow those individuals to personally identify their problems in obtaining housing.

These activities should be part of an ongoing data collection program so that the County can respond to needs as they occur rather than after they become so deeply rooted. This program should involve an inventory of available temporary housing in the three major agricultural regions of County, careful analysis of estimated housing needs and identification of solutions to correct housing inadequacies.

## GOVERNMENT INVOLVEMENT

During World War II the Bracero program was instituted to bring agricultural workers into California, since the war had seriously depleted the labor force. Many growers found that by providing housing on the farms they could attract workers more easily and have sufficient labor for their harvests. In recent years there has been no shortage of labor, and therefore less of an incentive for growers to make the expenditures<sup>13</sup> necessary to build, maintain and manage farm worker housing to attract workers.

Over the years local governments have become increasingly<sup>14</sup> more stringent in the application and enforcement of building codes.<sup>15</sup> The intent is to improve housing conditions for farm workers. In many instances, however, grower-provided housing found to be in violation of building codes is torn down or abandoned rather than rehabilitated. Government involvement in this way may actually deplete the existing supply of farm workers housing (albeit substandard) without a commensurate increase in new housing. Increased code enforcement by building officials, high costs of construction, and the change in composition of the farm labor force from single men to families (making the old barracks style housing unsuitable) are among the underlying reasons why less and less housing is provided by growers. In fact since 1970 very<sup>16</sup> little new construction of farm worker housing has been undertaken by growers.

The responsibility for providing low-cost housing in rural areas has therefore shifted from the growers to the government at Federal, State and local levels. New agencies and departments have evolved to deal with the housing problems of the rural poor.

### Federal Level

The Farmers Home Administration (FmHA) under the United States Department of Agriculture is the primary funding source for rural housing at the Federal level. As of 1980 the FmHA administered 33 programs with a \$16 billion budget. In 1979 California received \$125,223,150 for housing related programs. Programs are available for individuals, private sponsors and local governments.

502 Home Ownership Loans are used to buy, construct or rehabilitate single family units and are the most widely used of the FmHA's rural housing credit funds. Unfortunately only moderate income families can afford homes under this program due to high housing costs in California. The County is currently administering this program.

504 Home Repair Loans and Grants can be obtained for rehabilitation of low income housing, including farm worker housing. Low income owner-occupants can qualify for loans to correct "conditions hazardous to the occupants' health and safety". Low-income elderly can receive grants of lesser amounts for similar rehabilitation.

The 514/516 Farm Labor Housing Loan and Grant program is the only FmHA program designed specifically for farm workers. These funds are usually used for construction of rental housing under the management of local housing authorities. Grants may be for as high as 90% of total project costs. An association of farm workers can form a housing cooperative and be eligible for funding under Section 514/516. A portion of these funds are set aside to deal specifically with migrant farm workers housing needs. This program is being utilized by Riverside County.

The 515 Multi-Family Housing program, although not designed specifically for farm workers, can be used by all qualifying low-income people. This program is usually administered by local housing authorities for rural rental housing and rural cooperatives. The County currently administers these funds.

523-524 Rural Housing Site Loans and Self-Help Technical Assistance Grants can be very useful for housing cooperatives and owner-builder or self-help efforts because they can be used for site-acquisition, pre-development activities, the hiring of technical staff and construction supervisors. The County is currently applying for funds to establish a self-help program in the Coachella Valley for 20 designated farm worker housing units.

The U.S. Department of Housing and Urban Development (HUD) is the central housing agency for the Federal Government with authorization in urban as well as rural areas, however, most HUD programs are urban oriented.

Title I Community Development Block Grant (CDBG) funds are broadly applied and could be quite useful for farm worker housing, as well as for improvement of public facilities such as community water and sewer systems, road improvements and flood facilities. CDBG funds can also be used for land acquisition, site clearance and rehabilitation. The County has used these funds for a variety of projects throughout the County, although not specifically for farm worker housing.

Section 8 of the Housing Act of 1974 is a rent subsidy program which guarantees the landlord full market rent yet assures affordability to low income people by making up the difference between a percentage of monthly earnings and the full market rent. This program is currently administered by the County and can be used by farm workers. Unfortunately, migrant workers may lose their Section 8 status each time they move, complicating the search for decent housing.



## State Level

The Division of Community Affairs under the California State Department of Housing and Community Development is the primary State agency with programs and activities important for farm worker housing:

The Rural Pre-development Loan Fund makes loans of up to \$300,000 to help local public agencies and non-profit corporations pay for land, engineering and additional planning expenses, water and sewer facilities, and applications for permits for low-cost housing in rural areas.

The Farm Worker Housing Grant Fund provides matching grants to local agencies, non-profit corporations and housing cooperatives for development and rehabilitation of low-income housing for agricultural workers.

The Housing Development Technical Assistance staff provides technical support to farm worker groups to help them organize and apply for State and Federal housing programs.

The Migrant Service Program provides temporary housing assistance for migrant farm workers and their families. Twenty-five (25) State-owned farm worker housing centers exist in California, none of which are in Riverside County. Assembly Bill 2580, signed into law September 30, 1984, would provide for a migrant farm worker service center in Riverside County, however to date, no funding has been made available for this purpose.

The Rural Development Assistance Program (RDAP) provides technical assistance to local governments, housing authorities and private developers in rural California. This assistance consists of RDAP working cooperatively with each entity to solve locally-identified housing, public facilities and economic problems. RDAP also seeks to build local capacity, so jurisdictions will have the ability to work independently to solve future problems. RDAP also administers the Rural Community Facilities Technical Assistance program. The Banning RDAP field office serves rural Riverside, San Bernardino and Imperial Counties.

The Department of Housing and Community Development inspects labor camps annually under the Employee Housing Act to ensure conformance with the Uniform Building Code. Lack of funding limits the thoroughness and effectiveness of these activities.

Under a Legislative directive, the Department of Housing and Community Development developed the Farm Worker Housing Assistance Plan in 1976 with input from a variety of agencies and organization concerned with farm worker housing. This plan identifies policies and approaches to serve as a guide for further actions.

Legislation introduced in 1984, Senate Bill 1581, which was to provide \$5 million for loans and grants to rehabilitate privately owned farm labor camps, was vetoed September 30, 1984.



The following State programs apply to broader housing problems but may also be used for farm workers:

- Community Development Block Grant Program
- Deferred Payment Rehabilitation Loan Program
- Special User Housing Rehabilitation Program
- Housing Assistance Program
- Residential Hotel Demonstration Program
- Senior Citizen Shared Housing Program
- Emergency Housing Program
- California Housing Advisory Service
- Rural Land Purchase Fund
- Homeownership Assistance Program
- Rental Housing Construction Program

#### Other Agencies Involved In Farm Worker Housing

The California Housing Finance Agency sells tax-exempt bonds to provide financing for low and moderate income rental housing and cooperative multi-family housing. The CHFA is directed by the State Housing Plan to provide 20% of its financing towards rural housing needs. Unfortunately urban areas have received a disproportionate share of available funds.

The Rural Community Assistance Corporation is a non-profit organization functioning as an overall coordinating program for rural housing in California. The principal aim of the of the RCAC is to promote local agency involvement in cooperative housing, water and sewer projects, employment development through housing rehabilitation, and farm worker housing.

The California Rural Legal Assistance is a non-profit law firm providing legal assistance for rural low-income people including evictions and housing code violations.

The California Coalition for Rural Housing is a statewide membership organization that provides a political base for farm worker housing issues in California and has been responsible for many successful state bills.

Campesinos Unidos, Inc. was created to assist farm workers on a local basis. Weatherization projects, rehabilitation and self-help construction (where people join together to build their own homes) are some of these activities.

La Cooperativa Campesona de California is a non-profit organization that engages in a variety of activities to further farm worker causes, including the commissioning of studies to document farm worker problems throughout the State.

The Coachella Valley Association of Governments supports low-cost housing issues and is involved in activities to further low-cost housing in the Coachella Valley. CVAG is currently forming a housing coalition of local cities, County representatives and other organizations interested in promoting low-cost housing for farm workers and service workers.

The Coachella Valley Housing Coalition, a non-profit organization, is actively promoting the farm worker housing issue.

#### County Government Activities

The County Housing Authority and Department of Housing and Community Development have been involved in the pursuit of funding to aid farm worker housing through the State and Federal programs listed above, and management of subsequent project completion. County departments and agencies should continue and increase their efforts toward obtaining available State and Federal funding for farm worker housing.

Additionally the County should expand its role in facilitating low-cost housing for farm workers by identifying possible new solutions to these housing problems. As discussed previously, a more comprehensive effort to collect and analyze existing data related to farm work housing in Riverside County needs to be made. More effective solutions might be found by thorough research of underlying housing problems. Further research should be directed towards:

- Review of programs and solutions taken in another jurisdictions
- Specific areas of need within the three agricultural districts
- Quantification of the numbers of ill-housed farm workers (both regular and seasonal workers)
- Quantification of units needed by type of unit such as single family residences apartments, mobilehomes, labor camps.

The County should also establish better coordination of its efforts and sharing of information in support of farm worker housing, through cooperation among County departments and agencies; ongoing discussions with community-based organizations and farm workers to better understand their housing needs; and meetings with the Coachella Valley Association of Governments Housing Committee, Southern California Association of Governments and other agencies involved with farm worker housing.

Land use regulations guide development throughout the County. The principal regulations are the County General Plan Land Use Element, Subdivision Ordinance No. 460, Land Use Ordinance No. 348 and County building codes. Further analysis of the County's General Plan needs to be made to ascertain whether development of additional farm worker housing in agricultural districts is impeded by the General Plan Land Use Element and Open Space and Conservation Map. The Land Use Element restricts housing density to low levels in rural and agricultural areas due to lack of sewer, water, roads, and other public facilities and services. Restructuring of density restrictions in agricultural areas may be necessary. The State Subdivision Map Act largely dictates Ordinance No. 460 and limits the County's ability to change local land division regulations. However review of these ordinance regulations may yield possible changes that would facilitate farm worker housing in agricultural areas.

The County should maintain active correspondence with the California Coalition for Rural Housing to keep abreast of rural housing legislation. Unified support of Assembly and Senate Bills may make an important difference in the State legislative process. Also, ongoing contact with State representatives can be used to effectively draw attention to local farm worker housing needs.

#### COUNTY HOUSING ELEMENT UPDATE

The County is presently involved in updating the Housing Element of the Comprehensive General Plan. The Housing Element is the County's policy document for all housing-related departments. County housing programs and policies for farm workers and other special needs groups should be reflected in this document.

As discussed previously, considerable initial research, data collection, and public meetings need to be undertaken before appropriate new solutions can be found for farm worker housing problems. It is important that these activities be formalized through specific Housing Element programs, in order that an ongoing County effort to develop concrete solutions can be assured.



TABLE I

RIVERSIDE COUNTY

Agricultural Employment by Type of Worker  
Midmonth Estimates 1980-1981

Year/ Month	TOTAL	Farmers & Unpaid Family	H I R E D   D O M E S T I C   W O R K E R S					
			Total	Regular	Seasonal Workers			
					Total	Local	Intrastate	Interstate
<u>1981</u>								
Jan	11,730	1,360	10,370	4,950	5,420	3,230	1,620	570
Feb	10,390	1,330	9,060	4,790	4,270	2,810	1,050	410
Mar	11,430	1,270	10,160	4,760	5,400	3,860	1,050	490
Apr	16,170	1,380	14,790	4,990	9,800	4,930	3,200	1,670
May	10,910	1,350	9,560	4,870	4,690	3,650	680	360
Jun	18,720	1,330	17,390	5,010	12,380	6,090	4,290	2,000
Jul	10,590	1,280	9,310	4,810	4,500	4,040	250	210
Aug	7,930	1,250	6,680	4,610	2,070	1,660	220	190
Sep	8,530	1,250	7,280	4,650	2,630	2,070	330	230
Oct	9,720	1,240	8,480	4,710	3,770	2,330	800	640
Nov	11,790	1,260	10,530	4,730	5,800	2,640	2,000	1,160
Dec	12,940	1,300	11,640	4,780	6,860	3,300	2,400	1,160
Annual Avg	11,740	1,300	10,440	4,810	5,630	3,380	1,490	760

SOURCE: State of California's Employment Development, Department Reports 881-M, January 1980.

TABLE II

Percentages of Workers Within Income Groups in California

Income	All Workers	Worker Category		
		Permanent Workers	Local Seasonal	Migrant Workers
0-4,999	40.7	21.7	53.6	52.7
5,000-6,999	27.8	33.3	21.4	24.3
7,000-9,999	21.5	31.6	17.0	14.2
10,000+	10.0	13.4	8.0	8.8
	100.0	100.0	100.0	100.0

SOURCE: Self-Help Enterprises (SHE) Survey 1976-1977.

ALTERNATIVE AND HIGH DENSITY HOUSING FORMS PERMITTED IN RIVERSIDE COUNTY RURAL AND AGRICULTURAL ZONES

	Zone Definition	Farm Labor Camps	Mobilehome Parks	Recreational Vehicle Parks	Campgrounds	Motels and Hotels
AGRICULTURAL	A-1 Light Agriculture	Permitted	Not permitted (however 2 mobilehomes per 10 acres are permitted at a maximum of 4 per farm)	Not Permitted	Not Permitted	Not permitted
	A-2 Heavy Agriculture	Permitted	Not permitted (however 2 mobilehomes per 10 acres are permitted at a maximum of 4 per farm)	Not Permitted	Not Permitted	Not Permitted
	A-P Light Agriculture with Poultry	Not Permitted	Not permitted (however 1 mobilehome per 10 acres is permitted for a maximum of 2 mobilehomes)	Not Permitted	Not Permitted	Not Permitted
RESIDENTIAL	R-A Residential Agricultural	Not Permitted	Not permitted (however 1 mobilehome per 4.5 acres is permitted)	Not Permitted	Not Permitted	Not Permitted
	R-R Rural Residential	Permitted (Under A-1 Zone Uses)	Permitted	Permitted	Permitted	Permitted
RURAL/OPEN SPACE	N-A Natural Assets	Permitted	Not Permitted	Permitted	Permitted	Permitted (Resort Homes)
	W-1 Watercourse, Watershed & Conservation Areas	Not Permitted	Not Permitted	Permitted	Permitted	Not Permitted
	W-2 Controlled Development Areas	Permitted (Under A-1 Zone Uses)	Permitted	Permitted	Permitted	Not Permitted

## NOTES

1. "Housing Options For The Working Poor" seminar sponsored by the California Coalition for Rural Housing Project, Coachella Valley Association of Governments, Coachella Valley Housing Coalition.
2. Ibid.
3. Government Code, Article 10.6 Sections 65583(a)(6) and 65584(a).
4. Employment Development Department Agricultural Workers by Type of Worker Report 881-M (1981).
5. California Hired Farm Workers, Phil L. Martin, Chris Groerger, John Mamer: University of California Davis Staff Members. For La Cooperativa Compesina de California, Page 10.
6. A Look At Farm Worker Housing In California. June 1980, University of California, Davis. Page 1.
7. A Look At Farm Worker Housing In California, Page 18.
8. California's Hired Farm Workers, Page 15.
9. "Housing Options For The Working Poor".
10. "Housing Options For The Working Poor".
11. California's Hired Farm Workers, Page 10.
12. A Look At Farm Worker Housing In California, Pages 1 and 2.
13. A Look At Farm Worker Housing In California, Page B.
14. Margaret Rice, Housing Specialist Consultant to Community Development Department.
15. "Housing Options For The Working Poor"
16. A look At Farm Worker Housing In California, Page 13.





## APPENDIX F

### HOUSING LANDS INVENTORY SUMMARY RESULTS

This appendix contains the summary tables of the Housing Lands Inventory. For a full discussion of the methodology used in the Housing Inventory, please see Chapter VI. There is a separately bound document entitled Housing Lands Inventory Addendum which contains the base data used in preparing the summaries. This base data is represented at the RSA, Development Module, and Assessor's Book levels. An analysis of the development constraints (service availability and environmental constraints) is included in this data.

HOUSING LANDS INVENTORY  
Housing Development Potential  
1984 - 1989  
Unincorporated Riverside County

County Total

Land Use Planning Area	Permitted Housing Types			Total
	Single Family Housing Units	Multiple Family Housing Units	Manufactured Housing Units	
Jurupa	1	1	1	1
Edgemont/Sunnymead	15,550	5,560	693	21,803
Riverside/Corona Norco	3,408	94	0	3,502
Lake Mathews/ Temescal Canyon	7,560	0	13	7,573
Perris Valley	51,312	1,659	1,194	54,165
Hemet/San Jacinto	7,476	2,704	1,105	11,285
Southwest Territories	45,319	6,424	7,227	58,970
San Geronio Pass	6,873	196	588	7,657
Idyllwild	3,900	117	0	4,017
Upper Coachella Valley	1	1	1	1
Lower Coachella Valley	1	1	1	1
Chuckwalla	370	0	70	440
Countywide Totals	141,768	16,754	10,890	169,412

NOTES: 1.Data to be supplied by Community Plans Team.



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

EDGEMONT/SUNNYMEAD  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	269.31	1,004	113.45	1865	7.77	47
Large Lot (5.00 acs.+)	4439.65	10,929	368.63	3695	107.73	646
Subtotal	4708.96	11,933	482.08	5560	115.50	693
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	192.29	302	0	0	0	0
Large Lot (5.00 acs +)	9516.55	3,315	0	0	0	0
Subtotal	9708.84	3,617	0	0	0	0
Land Use Planning Area Total	14,417.80	15,550	482.08	5,560	115.50	693
Total Potential Housing Sites:	Total Acreage Surveyed:		Overall Density:		Average Lot Size:	
21,803	15,015.38		1.45 du/ac		.69 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

EDGEMONT/SUNNYMEAD  
LAND USE PLANNING AREA

URBAN LANDS

(X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	223.23	4	892
	R-6	7.77	8	62
	A-1	12.45	2	24
	W-2-1	16.01	1	16
	RA-1	9.85	1	10
Total		269.31	1-8	1004
Multiple Family	R-2	56.43	17	959
	R-2A	11.97	4	48
	R-3	40.30	20	806
	R-3-4000	4.75	10.9	52
Total		113.45	4-20	1865
Manufactured Housing	R-T	7.77	6	47
Total		7.77	6	47
Grand Total		390.53	1-20	2916

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

EDGEMONT/SUNNYMEAD  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
(x) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	2028.23	4.0	8113
	R-1-8000	4.00	4.0	16
	R-1-10000	124.84	2.8	350
	R-6	224.69	8	1633
	A-1-10	10.00	.1	1
	W-2	206.03	2	412
	W-2-20	400.00	.05	20
	RA-30,000	44.58	1.4	65
	RA-1	84.68	1	84
	R-A-2½	315.44	.4	126
	R-A-5	477.16	.2	83
	R-A-20	520.00	.05	26
Total		4439.65	.05-8	10929
Multiple Family	R-2	4.20	17	71
	R-2A	48.87	4	196
	R-3	75.40	20	1507
	R-4	240.16	8	1921
Total		368.73	4-20	3695
Manufactured Housing	R-T	107.73	6	646
Total		107.73	6	646
Grand Total		4916.01	.05-20	15,270



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

EDGEMONT/SUNNYMEAD  
LAND USE PLANNING AREA

URBAN LANDS

- ( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

- (X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	W-2	111.35	2	223
	R-A	28.72	2	57
	R-A-1	14.09	1	14
	R-A-2 $\frac{1}{4}$	14.77	.2	3
	R-A-2 $\frac{1}{2}$	23.36	.2	5
Total		192.29	.2-2	302
Grand Total		192.29	.2-2	302

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

EDGEMONT/SUNNYMEAD  
LAND USE PLANNING AREA

URBAN LANDS

- ( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

- ( ) Small Lot (1.00 - 4.99 acres)  
(x) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	W-2	818.26	2	1637
	W-2-10	319.03	.1	32
	W-2-20	615.09	.05	30
	R-A	270.63	2	554
	R-A-1	278.24	1	278
	R-A-2½	173.64	.4	34
	R-A-5	697.93	.4	139
	R-A-20	781.23	.05	56
	M-T	5562.39	.1	555
Total		9516.55	.05-2	3315
Grand Total		9516.55	.05-2	3315

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

RIVERSIDE/CORONA/NORCO  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands:</u>						
Small Lot (1.00-4.99 ac)	274.02	481	0	0	0	0
Large Lot (5.00 acs. +)	7035.47	2927	73.46	94	0	0
Subtotal	7309.49	3408	73.46	94	0	0
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	n/a	n/a	n/a	n/a	n/a	n/a
Large Lot (5.00 acs +)	n/a	n/a	n/a	n/a	n/a	n/a
Subtotal	n/a	n/a	n/a	n/a	n/a	n/a
Land Use Planning Area Total	7309.49	3408	73.46	94	0	0
Total Potential Housing Sites:	Total Acreage Surveyed:		Overall Density:		Average Lot Size:	
3502	7382.95		.47 du/ac		2.1 ac.	



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

RIVERSIDE/CORONA/NORCO  
LAND USE PLANNING AREA

URBAN LANDS

(x) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	59.01	.2-4	121
	R-1-20000	7.86	2	17
	R-1-1	34.10	1	34
	W-2	60.92	2	121
	R-R	20.60	2	41
	R-A	67.03	2	133
	R-A-1	15.33	.2-1	12
	R-A-2½	9.17	.2	2
Total		274.02	.2-4	481

Grand Total                      274.02                      .2-4                      481

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

RIVERSIDE/CORONA/NORCO  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
(x) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	289.14	.2-4	604
	R-1-20,000	36.56	2	73
	R-1-1	110.28	.2-1	68
	A-1-4	22.68	.25	4
	A-1-5	35.85	.2	5
	A-1-10	123.80	.1	11
	W-2	151.75	2	301
	W-2-20	1297.15	.05	68
	R-R	368.69	2	738
	R-A	46.80	2	94
	R-A-1	362.86	1	362
	R-A-2 $\frac{1}{4}$	319.37	.44	142
	R-A-2 $\frac{1}{2}$	240.27	.4	96
	R-A-5	101.41	.2	20
	M-T	3307.03	.1	330
	M-R	221.83	.05	11
Total		7035.47	.05-4	2927
Multiple Family	R-2	10.72	.2	21
	R-3	3.03	20	61
	R-4	59.71	.2	12
Total		73.46	.2-20	94

Grand Total                      7108.93                      .05-20                      3021

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

LAKE MATHEWS/TEMESCAL CANYON  
LAND USE PLANNING AREA SUMMARY

GEOGRPAHICAL Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwellig Units	Acres	Dwelllig Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	1318.98	2377	0	0	0	0
Large Lot (5.00 acs.+) )	3334.25	3261	0	0	6.36	13
Subtotal	4653.23	5638	0	0	6.36	13
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	137.96	220	0	0	0	0
Large Lot (5.00 acs +)	1559.09	1702	0	0	0	0
Subtotal	1697.05	1922	0	0	0	0
Land Use Planning Area Total	6350.28	7560	0	0	6.36	0

Total Potential Housing Sites:	Total Acreage Surveyed	Overall Density	Average Lot Size
7573	6356.64	1.19 du/ac	.84 ac.



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

LAKE MATHEWS/TEMESCAL CANYON  
LAND USE PLANNING AREA

URBAN LANDS

(X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	16.31	2	32
	A-1-1	6.00	2	12
	A-1-1	129.83	1	129
	W-2	19.12	2	37
	R-R	955.13	2	1910
	R-A	77.63	2	155
	R-A-30,000	7.73	1.4	11
	R-A-1	88.76	1	87
	R-A-2½	9.23	.4	4
Total		1318.98	.4-2	2377
Grand Total		1318.98	.4-2	2377

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

LAKE MATHEWS/TEMESCAL CANYON  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
(x) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	A-1-1	279.85	1	280
	A-1-1½	9.69	.67	6
	A-1-2	38.32	.5	19
	A-1-2½	22.15	.4	9
	A-1-5	108.61	.2	20
	A-1-10	393.68	.1	39
	W-2	181.99	2	364
	R-R	1051.44	2	2103
	R-A	40.06	2	80
	R-A-30000	5.41	1.4	8
	R-A-1	140.29	1	139
	R-A-1½	35.99	.67	24
	R-A-2	60.00	.5	30
	R-A-2½	203.10	.4	81
	R-A-5	172.65	.2	34
	R-A-20	479.54	.05	20
	M-R-2	111.48	.05	5
Total		3334.25	.05-2	3261
Multiple Family	W-2-M	6.36	2	13
Total		6.36	2	13
Grand Total		3340.61	.05-2	3274

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

LAKE MATHEWS/TEMESCAL CANYON  
LAND USE PLANNING AREA

URBAN LANDS

- ( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

- (X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	A-1-1	29.82	1	30
	A-1-2	4.05	.5	2
	R-A	80.85	2	163
	R-A-30,000	4.87	1.4	7
	R-A-1	18.37	1	18
Total		137.96	.5-2	220
Grand Total		137.96	.5-2	220



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

LAKE MATHEWS/TEMESCAL CANYON  
LAND USE PLANNING AREA

URBAN LANDS

- ( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

- ( ) Small Lot (1.00 - 4.99 acres)  
(x) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	A-1-1	36.31	1	36
	A-1-5	55.07	.2	11
	A-2-2	34.54	.5	17
	R-A	439.78	2	879
	R-A-30000	52.12	1.5	76
	R-A-1	599.83	1	601
	R-A-1½	15.00	.8	12
	R-A-2	20.00	.5	10
	R-A-2½	34.65	.4	14
	R-A-5	182.09	.2	36
	AG	89.70	.1	10
Total		1559.09	.1-2	1702
Grand Total		1559.09	.1-2	1702

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

PERRIS VALLEY  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	1292.37	2699	6.95	64	1.28	8
Large Lot (5.00 acs.+)	9398.38	17629	58.76	1107	141.88	848
Subtotal	10690.75	20328	65.71	1171	143.16	856
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	4213.69	7167	5.08	20	14.18	44
Large Lot (5.00 acs +)	21494.68	23817	64.44	468	95.72	294
Subtotal	25708.37	30984	69.52	488	109.90	338
Land Use Planning Area Total	36399.12	51312	135.23	1659	253.06	1194
Total Potential Housing Sites:	Total Acreage Surveyed		Overall Density		Average Lot Size	
54,165	36,787.41		1.47 du/ac.		.68 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

PERRIS VALLEY  
LAND USE PLANNING AREA

URBAN LANDS

(X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	71.63	2-4	279
	R-1-1	4.35	1	4
	R-1-2½	4.56	.4	2
	W-2	195.97	2	390
	R-R	969.60	2	1936
	R-A	43.39	2	86
	R-A-1	2.87	1	2
Total		1292.37	.4-4	2699
Multiple Family	R-2	2.85	2	6
	R-2-5000	2.08	8.7	18
	R-3	2.02	20	40
Total		6.95	2-20	64
Manufactured Housing	R-T	1.28	6	8
Total		1.28	6	8
Grand Total		1300.60	.4-20	2771



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

PERRIS VALLEY  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)

(X) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	DWELLING UNIT Capacity
Single Family	R-1	1297.03	2-4	5033
	R-1-20000	71.87	2	144
	R-1-2½	60.78	.4	24
	R-1-10	18.00	.1	1
	R-6	87.98	8	704
	A-1-10	60.94	.1	6
	W-2	953.38	2	1907
	W-2-10	160.55	.1	16
	R-R	4302.16	2	8604
	R-A	329.88	2	660
	R-A-30000	17.96	1.4	26
	R-A-1	230.74	1	230
	R-A-2	153.70	.5	77
	R-A-2½	34.43	.4	10
	R-A-5	207.95	.2	42
	M-T	1411.03	.1	145
Total		9398.38	.1-8	17629
Multiple Family	R-2	22.78	17	387
	R-3	35.98	20	720
Total		58.76	17-20	1107
Manufactured Housing	R-T	141.88	6	848
Total		141.88	6	848
Grand Total		9599.09	.1-20	19584

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

PERRIS VALLEY  
LAND USE PLANNING AREA

URBAN LANDS

- ( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

- (X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	10.23	4	41
	R-1-20000	7.62	2	15
	A-1	139.90	.2-2	244
	A-1-1	108.43	1	109
	W-2	315.41	.2-2	620
	R-R	3541.76	.2-2	5983
	R-R-O	34.56	2	69
	R-A	41.41	2	83
	R-A-2½	14.37	.2	3
Total		4213.69	.2-4	7167
Multiple Family	R-4	5.08	4	20
Total		5.08	4	20
Manufactured Housing	W-2-M-1	4.77	1	5
	R-T	9.41	2-6	39
Total		14.18	1-6	44
Grand Total		4232.95	.2-6	7231

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

PERRIS VALLEY  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
(X) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	28.95	4	116
	R-6	94.68	8	757
	A-1	108.55	.2-4	139
	A-1-1	67.44	1	67
	A-1-10	207.64	.1	19
	A-2-10	583.95	.05	55
	W-2	3051.52	.2-2	6067
	R-R	9709.50	.2-2	15053
	R-R-0	137.86	2	274
	R-A	200.87	2	401
	R-A-2	26.74	.5	13
	R-A-2½	106.49	.2-.4	35
	R-A-5	1052.51	.2	211
	M-T	6117.98	.1	610
Total		21494.68	.05-8	23817
Multiple Family	R-2-A	9.89	4	40
	R-4	53.55	8	428
Total		64.44	4-8	468
Manufactured Housing	W-2-M-1	10.00	1	10
	W-2-M-5	39.79	.2	8
	R-T	45.93	6	276
Total		95.72	.2-6	294
Grand Total		21654.02	.05-8	24579



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

HEMET/SAN JACINTO  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	548.93	1095	39.75	550	15.98	92
Large Lot (5.00 acs.+) )	5088.64	5401	43.37	810	144.54	867
Subtotal	5637.57	6496	83.12	1360	160.52	959
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	24.99	30	19.47	216	8.65	36
Large Lot (5.00 acs +)	3797.10	950	160.18	1128	18.34	110
Subtotal	3822.09	980	179.65	1344	26.99	146
Land Use Planning Area Total	9459.66	7476	262.77	2704	187.51	1105
Total Potential Housing Sites:	Total Acreage Surveyed		Overall Density		Average Lot Size	
11285	9909.94		1.14 du/ac.		.88 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

HEMET/SAN JACINTO  
LAND USE PLANNING AREA

URBAN LANDS

(X) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	120.94	4	482
	R-1-16000	1.06	1.8	2
	R-1-20000	36.58	2	73
	R-1-1	82.03	1	82
	R-D	8.02	2	16
	A-1	13.27	2	26
	A-1-1	88.25	1	86
	W-2	31.38	2	63
	R-R	47.85	2	95
	R-R-1	8.73	1	9
	R-A	49.58	2	99
	R-A-30000	5.78	1.4	8
	R-A-1	55.46	1	54
Total		548.93	1-4	1095
Multiple Family	R-2	12.68	17	216
	R-2-3500	1.76	12.5	22
	R-2-4000	3.03	10.9	33
	R-2-5000	4.08	8.5	36
	R-2-6000	6.36	7.2	46
	R-3	8.77	20	176
	R-4	3.07	8	25
Total		39.75	8-20	550
Manufactured Housing	R-T	13.91	6	84
	R-T-7200	2.07	4	8
Total		15.98	4-6	92
Grand Total		604.75	1-20	1737

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

HEMET/SAN JACINTO  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
(x) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	203.80	4	814
	R-1-9000	9.03	3.2	29
	R-1-20000	78.79	2	158
	R-1-1	243.88	1	243
	R-D	11.86	2	23
	A-1-1	105.46	1	104
	A-1-5	292.04	.2	54
	A-1-10	14.76	.1	2
	A-2-5	14.66	.2	3
	A-2-10	213.23	.1	21
	W-2	626.76	2	1253
	R-R	589.69	2	1179
	R-A	489.30	2	979
	R-A-30000	32.07	1.4	47
	R-A-1	301.56	1	300
	R-A-2½	19.47	.4	8
	M-T	1842.28	.1	184
	Total	5088.64	.1-4	5401
Multiple Family	R-2	19.10	17	325
	R-3	24.27	20	485
Total		43.37	17-20	810
Manufactured Housing	R-T	144.54	6	867
Total		144.54	6	867
Grand Total		5276.55	.1-20	7078



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

HEMET/SAN JACINTO  
LAND USE PLANNING AREA

URBAN LANDS

- ( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

- (X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	A-2	16.17	2	20
	R-A	2.30	2	4
	R-A-1	6.52	1	6
Total		24.99	1-2	30
Multiple Family	R-2	2.24	17	38
	R-3	16.16	2-20	169
	R-3-5000	1.07	8.4	9
Total		19.47	2-20	216
Manufactured Housing	R-T	8.65	2-6	36
Total		8.65	2-6	36
Grand Total		53.11	1-20	282

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

HEMET/SAN JACINTO  
LAND USE PLANNING AREA

URBAN LANDS

- ( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

- ( ) Small Lot (1.00 - 4.99 acres)  
(X) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	2.53	4	10
	A-1-5	233.70	.2	45
	A-1-10	411.09	.1	41
	A-2-5	23.22	.2	5
	A-2-10	651.35	.1	65
	W-2	262.98	2	525
	W-2-10	49.96	.1	5
	R-A	17.87	2	35
	R-A-5	68.40	.2	12
	M-T	2076.00	.1	207
Total		3797.10	.1-4	950
Multiple Family	R-2	6.88	17	117
	R-3	146.86	2-20	941
	R-3-4000	6.44	10.9	70
Total		160.18	2-20	1128
Manufactured Housing	R-T	18.34	6	110
Total		18.34	6	110
Grand Total		3975.62	.1-20	2188

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SOUTHWEST TERRITORIES  
LAND USE PLANNING AREA SUMMARY

Geogrphical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwellig Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	1668.20	3193	122.20	1551	13.12	79
Large Lot (5.00 acs.+) )	20338.82	33579	420.79	4285	446.10	2205
Subtotal	22007.02	36772	542.99	5836	459.22	2284
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	0	0	0	0	0	0
Large Lot (5.00 acs +)	6718.28	8547	29.38	588	823.87	4943
Subtotal	6718.28	8547	29.38	588	823.87	4943
Land Use Planning Area Total	28725.30	45319	572.37	6424	1283.09	7227
Total Potential Housing Sites:	Total Acreage Surveyed:		Overall Density:		Average Lot Size:	
58970	30580.76		1.93 du/ac.		.52 ac.	



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SOUTHWEST TERRITORIES  
LAND USE PLANNING AREA

URBAN LANDS

(X) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	50.10	.2-4	129
	R-1-20000	4.18	2	8
	R-1-A	40.63	4	163
	R-R	1364.82	2	2726
	R-R-1	86.75	1	85
	R-R-2½	39.24	.4	16
	R-R-0	4.30	2	9
	R-A	15.40	2	31
	R-A-2½	62.78	.4	26
Total		1668.20	.2-4	3193
Multiple Family	R-2	48.16	.2-17	588
	R-2-4000	5.77	10.9	63
	R-2-A	7.94	4	32
	R-3	29.70	20	593
	R-3-4000	10.60	10.9	115
	R-4	20.03	8	160
Total		122.20	.2-20	1551
Manufactured Housing	R-T	13.12	6	79
Total		13.12	6	79
Grand Total		1803.52	.2-20	4823

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SOUTHWEST TERRITORIES  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
(x) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	659.37	4	2636
	R-1-10000	36.97	2.9	106
	R-1-20000	6.68	2	13
	R-1-10	22.93	.1	3
	R-1-20	14.48	.05	1
	R-1-A	32.83	4	131
	A-1-5	271.13	.2	54
	A-1-10	913.52	.1	93
	A-1-20	77.72	.05	7
	A-2-20	292.59	.05	13
	W-2	233.54	.2	47
	R-R	14330.83	2	28657
	R-R-1	145.76	1	146
	R-R-2½	168.65	.4	67
	R-R-5	93.09	.2	18
	R-A	616.97	2	1234
	R-A-1	17.02	1	17
	R-A-2½	214.28	.4	83
	R-A-5	511.73	.2	99
	R-A-10	22.21	.1	2
	R-A-20	266.44	.05	14
	M-T	1390.08	.1	138
Total		20338.82	.05-4	33579

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SOUTHWEST TERRITORIES  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)

(x) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

Housing Type	Exisging Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Multiple Family	R-2	40.57	17	690
	R-2-4000	20.23	10.9	220
	R-2-7500	85.00	5.8	494
	R-2-10000	35.27	4.4	154
	R-2-A	10.25	4	41
	R-3	56.25	20	1125
	R-3-4000	44.78	10.9	488
	R-3-4300	21.45	10.1	217
	R-4	106.99	8	856
Total		420.79	4-20	4285
Manufactured Housing	R-T	361.76	6	2172
	R-T-2½	84.34	.4	33
Total		446.10	.4-6	2205
Grand Total		21205.91	.05-20	40069



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SOUTHWEST TERRITORIES  
LAND USE PLANNING AREA

URBAN LANDS

- ( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

- ( ) Small Lot (1.00 - 4.99 acres)  
(X) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	A-1-10	19.00	.1	2
	R-R	4057.49	2	8115
	R-A	77.19	2	154
	R-A-5	188.78	.2	38
	R-A-20	29.13	.05	2
	M-T	2346.69	.1	236
Total		6718.28	.05-2	8547
Multiple Family	R-3	29.38	20	588
Total		29.38	20	588
Manufactured Housing	R-T	823.87	6	4943
Total		823.87	6	4943
Grand Total		7571.53	.05-20	14078

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SAN GORGONIO PASS  
LAND USE PLANNING AREA SUMMARY

Geogrphical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	332.64	470	37.90	75	95.80	243
Large Lot (5.00 acs.+) )	7082.06	4865	5.97	12	124.52	249
Subtotal	7414.70	5335	43.87	87	220.32	492
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	52.11	103	55.37	109	0	0
Large Lot (5.00 acs +)	1717.90	1435	0	0	197.43	96
Subtotal	1770.01	1538	55.37	109	197.43	96
Land Use Planning Area Total	9184.71	6873	99.24	196	417.75	588
Total Potential Housing Sites:	Total Acreage Surveyed:		Overall Density:		Average Lot Size:	
7657	9701.70		.79 du/ac.		1.27 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SAN GORGONIO PASS  
LAND USE PLANNING AREA

URBAN LANDS

(X) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	31.96	2-4	76
	R-1½	6.92	2	14
	A-1	45.51	2	91
	A-1-1	51.39	1	50
	W-2	43.47	2	87
	R-A-1	153.59	1	152
Total		332.64	1-4	470
Multiple Family	R-2	33.64	2	67
	R-2-4000	4.26	2	8
Total		37.90	2	75
Manufactured Housing	R-T	95.80	2-6	243
Total		95.80	2-6	243
Grand Total		466.54	1-6	788



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SAN GORGONIO PASS  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)

(x) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	37.88	2	76
	R-1-1½	13.67	2	27
	A-1	187.26	2	374
	A-1-1	374.91	1	374
	A-1-5	177.54	.2	29
	A-1-10	9.13	.1	1
	W-2	1061.79	2	2123
	R-A-1	1485.36	1	1485
	R-A-2½	7.80	.4	3
	R-A-5	7.04	.2	1
	M-T	3719.62	.1	372
Total		7082.06	.1-2	4865
Multiple Family	R-2	5.97	2	12
Total		5.97	2	12
Manufactured Housing	R-T	124.52	2	249
Total		124.52	2	249
Grand Total		7212.55	.1-2	5126

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SAN GORGONIO PASS  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

(X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	20.41	2	40
	W-2	31.70	2	63
	Total	52.11	2	103
Multiple Family	R-2	3.26	2	6
	Total	3.26	2	6
	Grand Total	55.37	2	109

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

SAN GORGONIO PASS  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)

( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)

(X) Large Lot (5.00 acres and larger)

Housing Type	Exisitng Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	88.80	2	178
	W-2	545.28	2	1090
	W-2-5	5.11	.2	1
	R-A-5	584.80	.2	117
	M-T	493.91	.1	49
Total		1717.90	.1-2	1435
Multiple Family	W-2-M	11.11	2	22
	W-2-M-2½	186.32	.4	74
Total		197.43	.4-2	96
Grand Total		1915.33	.1-2	1531



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

IDYLLWILD  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	216.46	702	5.85	117	0	0
Large Lot (5.00 acs. +)	628.01	972	0	0	0	0
Subtotal	844.47	1674	5.85	117	0	0
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	1815.67	363	0	0	0	0
Large Lot (5.00 acs +)	9989.15	1863	0	0	0	0
Subtotal	11804.82	2226	0	0	0	0
Land Use Planning Area Total	12649.29	3900	5.85	117	0	0
Total Potential Housing Sites:	Total Acreage Surveyed		Overall Density		Average Lot Size	
4017	12655.14		.32 du/ac.		3.15 ac.	

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

IDYLLWILD  
LAND USE PLANNING AREA

URBAN LANDS

(X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1-15000	2.13	2.8	6
	R-1-A	134.35	4	538
	R-1-A-2	2.00	.5	2
	W-2	74.98	2	150
	R-R	3.00	2	6
Total		216.46	.5-4	702
Manufactured Homes	R-3	1.15	20	23
	R-3-A	4.70	20	94
Total		5.85	20	117
Grand Total		222.31	.5-20	819

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

IDYLLWILD  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
(X) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1-15000	6.77	3	20
	R-1-7	7.00	.14	1
	R-1-20	191.43	.05	9
	R-1-A	48.12	4	192
	W-2	276.90	2	554
	R-R	97.76	2	196
Grand Total		628.01	.05-4	972



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

IDYLLWILD  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

(X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-R	1,815.67	.2	363
	Total	1,815.67	.2	363
	Grand Total	1,815.67	.2	363

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

IDYLLWILD  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
(X) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-R	8644.42	.2	1729
	R-A-5	32.74	.2	6
	R-A-20	149.36	.05	8
	M-T	1162.63	.1	120
Total		9989.15	.05-2	1863
Grand Total		9989.15	.05-2	1863

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

CHUCKWALLA  
LAND USE PLANNING AREA SUMMARY

Geographical Area	Permitted Housing Types					
	Single Family Housing		Multiple Family Housing		Manufactured Housing	
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units
<u>Urban Lands</u>						
Small Lot (1.00-4.99 ac)	13.64	31	0	0	10.25	20
Large Lot (5.00 acs. +)	150.88	157	0	0	25.06	50
Subtotal	164.52	188	0	0	35.31	70
<u>Rural Lands:</u>						
Small Lot (1.00-4.99 acs)	0	0	0	0	0	0
Large Lot (5.00 acs +)	433.75	182	0	0	0	0
Subtotal	433.75	182	0	0	0	0
Land Use Planning Area Total	598.27	370	0	0	35.31	70
Total Potential Housing Sites:	Total Acreage Surveyed		Overall Density		Average Lot Size	
440	633.58		.69 du/ac.		1.44 ac.	



HOUSING LANDS INVENTORY  
Unincorporated Riverside County

CHUCKWALLA  
LAND USE PLANNING AREA

URBAN LANDS

(X) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	R-1	3.30	4	13
	A-1-1	2.13	1	2
	W-2	8.21	2	16
	Total	13.64	2-4	31
Manufactured Homes	W-2-M	10.25	2	20
	Total	10.25	2	20
	Grand Total	24.06	2-4	50

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

CHUCKWALLA  
LAND USE PLANNING AREA

URBAN LANDS

( ) Small Lot (1.00 - 4.99 acres)  
(X) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	A-1-1	25.00	1	25
	A-1-5	34.58	.2	6
	A-2-10	30.00	.1	3
	W-2	61.30	2	123
Total		150.88	.1-2	157
Manufactured Homes	W-2-M	25.06	2	50
Total		25.06	2	50
Grand Total		175.94	.1-2	207

HOUSING LANDS INVENTORY  
Unincorporated Riverside County

CHUCKWALLA  
LAND USE PLANNING AREA

URBAN LANDS

- ( ) Small Lot (1.00 - 4.99 acres)  
( ) Large Lot (5.00 acres and larger)

RURAL COMMUNITIES

- ( ) Small Lot (1.00 - 4.99 acres)  
(X) Large Lot (5.00 acres and larger)

Housing Type	Existing Zoning	Number of Acres	Density Range (Units/Acres)	Dwelling Unit Capacity
Single Family	W-2	73.24	2	146
	W-2-10	360.51	.1	36
Total		433.75	.1-2	182
Grand Total		433.75	.1-2	182



## APPENDIX G

### DEPARTMENT OF COMMUNITY ACTION NEEDS ASSESSMENT

This appendix contains the Housing Chapter of the County of Riverside's Needs Assessment Report - 1984 prepared by the Department of Community Action. A complete copy of the Needs Assignment Report - 1984 is available at that department.

## HOUSING

In analyzing the housing needs of low-income residents in Riverside County, it is best to keep in mind precisely what it is that we are attempting to learn. First, we want respondents to indicate the nature of the housing problem, and how severe they perceive it to be. Secondly, we want the poor to identify who they believe is most gravely affected by the housing problems. Also, we want to know whether there is indigenous capacity to solve these housing problems, and if not, what resources are necessary to create effective indigenous capacity. Lastly, the needs assessment questions should provide us with the dimensions of "affordability" with respect to housing costs for low-income residents of the County. Also, the analysis of the data will provide a geographic distribution of housing problem incidence.

Housing was widely expressed as the number one priority problem area affecting the poor throughout Riverside County. Specifically, the survey data shows in this order that the lack of low cost single family housing, the lack of low cost rental apartments, and the need for the rehabilitation and repair of existing housing are the top three areas of housing needs.

Two thirds of all employed respondents indicated that there is not enough low cost single family housing. While this perception was most strongly reflected in the first supervisorial district, it nevertheless was consistently strong across the County. Among unemployed respondents 64.32% agreed with this perception of need. However, the strongest responses came from supervisorial district 5, followed by those from districts 4 and 1, respectively.

There is significant agreement across the County that the need for low cost rental accommodations is a serious problem. Unemployed persons, however, tend to feel more strongly about this than those that are employed (61.73% to 55.84%, respectively).

When these problem areas are analyzed by age groupings, the seriousness of these perceived problems is reinforced. Among responding adults up to age 60, fully 71% across the County established the lack of low-cost single family housing as the predominant housing problem. No geographical district is immune to this problem. Senior citizens in the County tend to support this opinion, but not as strongly with only 57.14 percent overall indicating it as a serious problem. The exceptions to this are in supervisorial districts 4 and 5, respectively, where with 71.43% and 64.25% they exceed or approach the Countywide average in the strength of opinion about the seriousness of this problem.

The need for low cost rental apartments was viewed as slightly less serious than that for single family housing, with Countywide averages of 60.69% for the age groups 19-60, and 56.25% for the elderly. Senior citizens in district 4 (78.57%) and 2 (74.19%) were affected the most adversely.

Other adults in districts 1 (66.67%), 4 (63.73%), and 5 (63.64%), were also adversely impacted by the absence of low cost rental accommodations, but to a lesser degree than the elderly in supervisorial districts 4 and 2.

The third priority housing problem area concerns the need for rehabilitation and repair of the existing housing stock. Among adults up through age 60, the need for rehabilitation and repair to the existing housing stock ranks closely behind the need for low cost rental apartments as a serious housing need. Almost sixty percent of the respondents in this age group across the County expressed this opinion. The preponderance of opinion on this matter within this adult age group was consistently strong across all supervisorial districts. This is not the prevalent opinion among elderly respondents, however.

While the lack of money for financing home purchases was not universally expressed as a serious problem, it did surface among adult residents without regard to employment status of the 4th and 5th supervisorial districts, and particularly among senior citizens (92.86%) in district 4.



Other isolated problem areas included: lack of plumbing (4th district - elderly); lack of counseling regarding availability of housing loans (adults, both employed and unemployed in supervisorial districts 1 and 4).

Other housing issues such as lack of insurance, housing discrimination, energy conservation, etc., are not viewed as serious problems confronting low-income residents of the County.

Countywide, the sub-population that are identified by the survey respondents as experiencing serious housing problems include in order, poor families (54%), young couples with children (44.5%), and large families (37.6%). Following in 4th and 5th place are senior citizens (29.1%) and female heads of household (28.3%). This compares with the 1980 survey results that showed large families, young married couples with children as those sub-populations severely affected by housing problems. Contemporarily, other groups including young married people, young single people, minorities, the disabled and veterans are not perceived by the respondents as experiencing substantial housing problems.

As in the 1980 survey, most residents (62.5%) of low-income neighborhoods pointed to a dearth of capable community based organizations that had an interest in providing housing services to the poor. This lack of indigenous capacity to provide housing services was universally expressed among all racial and ethnic groups for which there was a statistically representative sample.

The data further shows that most respondents believe that more housing could be provided for the poor if indigenous community organizations had access to money, paid staff with knowledge of federal housing programs, and housing development planners.

This information suggests that an institutional mechanism such as a Countywide Housing Development Corporation empowered with money and expertise in the finance and real estate development areas could play a role in energizing and assisting community organizations to produce low cost housing.

At bottom, the housing issue confronting the poor in Riverside County is one of insufficient supply of affordable housing both for rental and purchase. This phenomena is aptly demonstrated when you consider the survey findings that 33% of the respondents could afford to spend 0% of their monthly income to purchase a house. Also 59% of the persons could afford 10% or less, and that fully 80% could only afford 20% or less of their monthly income.

When the elderly sub-population is isolated within the survey sample, we find that of those responding, 38.7% cannot afford to spend anything; 66% can afford 10% or less; and almost 86% of the elderly can pay 20% or less of their monthly income on home purchases.

Countywide, 25% of the respondents are paying more than \$350/month for rent or mortgage payments. Also, almost 20% are paying less than \$100/month. More than half of all low-income residents are paying \$250/month or less. It is clear also that employed residents are paying substantially more for their housing than the unemployed. For example, 52 percent of the employed persons in supervisorial district 1 are paying \$350/month or more for housing. Among the other districts it varies from 25% to 30% for employed persons. In contrast, well over 50% of the unemployed pay \$150/month or less to meet their housing needs. Twenty-nine percent of the unemployed in district 3 pay \$100/month or less.

As in 1980, the data shows that senior citizens tend to pay \$150/month or less to meet housing costs. As an example, fully 50% of the elderly in district 4 and 40% in district 5 pay \$100/month or less. Also in districts 2 and 4 there were no elderly respondents paying \$350/month or more for housing expenses. The skew toward low monthly housing payments for the elderly may be attributable to two major factors: 1) the elderly may own their own houses and have no outstanding mortgages; and, 2) those on fixed incomes may be unable to afford higher housing expenses. Other earlier data tends to give weight to the latter conclusion as relates to elderly residents of district 4. They have consistently expressed a need for additional housing, for purchase and rental, as well as for housing financial assistance.

In summary, the following findings are supported by the housing survey data:

1. There continues to exist a serious problem in the provision of affordable housing to low-income residents of the County, despite on-going efforts to remedy the problem.
2. The impact of the lack of affordable housing makes no distinction based on race, ethnicity, or age, but it does impact those without jobs more severely than those persons who are employed.
3. Those residents most adversely affected include the poor, particularly young couples with children, and larger families. The elderly in supervisorial district 4 are also acutely feeling the deficiencies in the quantity of affordable housing.
4. Local community groups are powerless due to a lack of resources to solve this problem acting alone.
5. Because of the general inability to afford standard housing, many of the poor will require housing subsidies of one type or another to adequately house themselves.
6. Innovative housing development and financing techniques must be developed to bring the cost of housing down to the "affordable" range of the poor.



## APPENDIX H

### HOUSING ASSISTANCE PLAN

This appendix contains the Housing Assistance Plan (HAP) of the Riverside County Department of Housing and Community Development. This plan covers all of Riverside County except the cities of Riverside, Coachella, Lake Elsinore and Indian Wells.

The HAP is for the period of October 1, 1982 to September 30, 1985. The HAP was amended on February 2, 1984. A complete copy of the HAP can be obtained from the Department of Housing and Community Development.

HOUSING ASSISTANCE PLAN

RIVERSIDE URBAN COUNTY

EFFECTIVE MARCH, 1984

contains amended Three Year Housing  
Assistance Plan and 1983-84 Annual Plan  
Approved by HUD March, 1984

Prepared by  
Office of Community Development  
County of Riverside  
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Riverside, California 92501  
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(714) 687-5066

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ENTITLEMENT PROGRAM  <b>HOUSING ASSISTANCE PLAN</b>		1. NAME OF COMMUNITY <b>DIVERSIDE URBAN COUNTY</b>	
3. PERIOD OF APPLICABILITY FROM: <u>October 1, 1982</u> TO: <u>September 30, 1985</u>		2. GRANT NUMBER <b>B - 8 3 - U C - 0 6 - 0 5 0 6</b>	
4. DATE OF SUBMISSION <u>February 2, 1984</u>		5. HUD APPROVAL  (Signature of Authorized Official) _____ (Date) _____	
<input type="checkbox"/> Original <input type="checkbox"/> Revision <input checked="" type="checkbox"/> Amendment			

**PART I - HOUSING ASSISTANCE NEEDS****TABLE I - HOUSING STOCK CONDITIONS**

	TENURE TYPE	STANDARD UNITS		SUBSTANDARD UNITS		SUBSTANDARD UNITS SUITABLE FOR REHAB		
		OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS		VACANT UNITS
						Total	Lower Income	
		A	B	C	D	E	F	G
6	Owner	120,760	7,538	8,345	521	5,292	2,416	144
7	Renter	49,451	6,104	3,417	422	3,365	1,211	264

**TABLE II - RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS**

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		H	I	J	K
8	Very Low Income	2,997	6,731	1,210	10,938
9	Percent	27.40 %	61.54 %	11.06 %	100%
10	Other Lower Income	2,456	5,083	620	8,159
11	ETR	-0-	-0-	-0-	-0-
12	To be Displaced	-0-	-0-	-0-	0
13	Total	5,453	11,814	1,830	19,097
14	Percent	%	%	%	100%

**PART II - THREE YEAR GOAL****TABLE I - UNITS TO BE ASSISTED**

		REHABILITATION OF SUBSTANDARD UNITS	NEW CONSTRUCTION	CONVERSION TO STANDARD UNITS	HOME IMPROVEMENTS
		L	M	N	O
15	Owner	900	340	-0-	7,362
16	Renter	350	800	-0-	80

(UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS)

17	Owner	900	340	-0-	7,362
18	Renter	350	800	-0-	80

**TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES**

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		P	Q	R	S
19	Households to be Assisted	448	992	160	1,600
20	Percent	28 %	62 %	10 %	100%

**TABLE III - GOALS FOR HUD RESOURCES: SUBJECT TO LOCAL REVIEW AND COMMENT**

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		T	U	V	W
21	Households to be Assisted	224	496	80	800

HOUSING TYPE PREFERENCE (Maximum Number of Units that will be Accepted)

22	NEW	REHAB	EXISTING
	800	800	800

☐ Check this box if the applicant wishes to review State Housing Agency proposals within its jurisdiction.
**PART III - GENERAL LOCATIONS**

24 Attach map identifying the general locations of proposed assisted housing.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
ENTITLEMENT PROGRAM

## HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY

RIVERSIDE URBAN COUNTY

2. GRANT NUMBER

B - 8 3 - U C - 0 6 - 0 5 0 6

3. PERIOD OF APPLICABILITY

FROM: 10-1-83 TO: 9-30-84

4.

☐ Original ☒ Revision ☐ Amendment

5. INCREMENTAL YEAR OF SUBMISSION

☐ 1 ☒ 2 ☐ 3

6. HUD APPROVAL

(Signature of Authorized Official) (Date)

7. INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved June 8, 1983

are incorporated by reference and are not contained in this (second) (third) year submission. (Latest amendment date of the HAP, Parts I - III, if any: February 2, 1984)

## PART IV - ANNUAL HOUSING ASSISTANCE GOALS

PROGRAM OR PROJECT <i>List HUD Assisted Rental Housing Programs first, then other Renter Programs and Owner Programs Separately.</i>	HUD	UNITS TO BE ASSISTED		LOWER INCOME HOUSEHOLDS TO BE ASSISTED			
		NUMBER OF UNITS	HOUSING TYPE	ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
A	B	C	D	E	F	G	H
<b>ASSISTED RENTAL HOUSING</b>							
Section 8 Existing (new certificates)	x	47	Rental	15	26	6	47
Section 8 Certificates or Vouchers	x	100	Rental	28	62	10	100
Moderate Rehabilitation	x	144	Rehab.	20	-0-	-0-	20
Section 202, Elderly or handicapped	x	120	Rental	120	-0-	-0-	120
<b>CDBG ASSISTED -OWNER PROGRAMS</b>							
Home Improvement Program		125	Rehab.	33	77	15	125
Senior Home Repair		2,400	Limited Rehab	2,400	-0-	-0-	2,400
Self Help Housing-		20	New	-0-	15	5	20
Mobile Home Repair		100	Rehab.	78	2	20	100
<b>DBG ASSISTED - RENTER PROGRAMS</b>							
Economic Development/Housing Loan Fund		150	New/rehab	42	93	15	150
Southern California Electric Weatherization		40	Rehab	21	13	6	40
Emergency Housing		40	Emergency	169	757	757	1,683
<b>OTHER FEDERAL ASSISTED</b>							
Farmers Home Administration 514/516		100	New	-0-	50	50	100
Labor Housing (Rental)							
Farmers Home Administration 515		200	New	50	110	40	200
Farmers Home Administration 502		108	New	-0-	33	75	108
Homeownership							



# ANNUAL HOUSING ASSISTANCE PLAN

## COUNTY OF RIVERSIDE

### INTRODUCTION

The annual Housing Assistance Plan for Riverside Urban County is divided into two basic parts: (1) a definitions section which clarifies terms commonly used in connection with the Community Development Block Grant as they will apply to all CDBG activities in the County; and (2) a section on the specific action strategies to meet identified needs.

In an attempt to meet its housing goals in a time of shrinking federal resources, the County's focus has changed from grant financing to loans that leverage other private and public resources while returning the investment to the County to continue to meet its community development needs. While the County still uses grants as a part of its program, 45% of its CDBG funds are available, through competition, as loans that will leverage at least one dollar for every dollar invested. There is a continued emphasis on the attraction of other funding to the County that can be used to enhance local goals and match local resources.

This has brought significant changes to the CDBG program and to housing strategies in the last year, some of which were still in the planning and discussion stages when the Three Year HAP was submitted. The County, however, has maintained a clear awareness of the 11,762 substandard housing units and a commitment to the 19,097 families in Riverside County in need of housing assistance.

### DEFINITIONS

In an attempt to avoid confusion regarding certain terms used in this document, this section will define commonly used words or phrases. In those cases where a definition is taken from the Code of Federal Regulations, the citation is given following the definition. In cases where there is no CFR citation, the definition shall apply to activities undertaken by the Office of Community Development of Riverside County.

#### Households

Households shall be defined consistent with the General Definitions in the HAP instructions identifying the number of persons occupying a dwelling unit as follows: (1) elderly household is one or two persons at least 62 years of age, and non-elderly handicapped individuals, including those currently institutionalized but who are capable of "group home" living; (2) large family households are those with five or more persons, including unrelated individuals and those containing handicapped persons; and (3) small family households are those with four or fewer persons, including unrelated individuals, which are not elderly as defined above and including those containing handicapped persons.

## Overcrowding

Overcrowding means the number of housing units with 1.01 or more persons per room based on data compiled and published by the United States Bureau of Census available from the latest census referable to the same period in time. [24 CFR 570.3(i)].

## Low- and Moderate-Income Household or Lower Income Household

Low- and Moderate-income or lower income household means a household whose income does not exceed the most recent limits set by HUD for the Section 8 Housing Assistance Payments Program. As of April 6, 1983, these limits were:

1 person	\$14,050	5 persons	\$21,350
2 persons	\$16,050	6 persons	\$22,600
3 persons	\$18,050	7 persons	\$23,850
4 persons	\$20,100	8 persons	\$25,100

The income limits specified above are subject to periodic revision by HUD and will be revised by Riverside County to remain consistent with the HUD Section 8 standards.

## Rehabilitation

Rehabilitation shall mean structural repairs, alterations, and improvements to existing structures or in connection therewith under the following conditions: (1) the repair, improvement, or addition must be physically attached to and a part of the structure or in connection therewith; (2) the improvements substantially protect or improve the basic liveability and utility of the property; (3) improvements and additions which are removable or by their character necessarily temporary, are not eligible CDBG activities; and (4) improvements or alterations that make the units accessible or improve liveability for handicapped residents. (HUD Manual 4700.1, Title I, Property Improvement Loan Operating Handbook, Revised 5/24/78. Handicapped section added by Riverside County).

## Income

For purposes of program eligibility income is earnings or other regular cash income payments received by all members of the household if such income is a definite characteristic of household life. Excluded is the income of an adult member other than the head of household or spouse, who does not have an interest in the dwelling by ownership, lease, or rental agreement. Included are any funds contributed to the household on a regular basis by an excluded member of the household. Also excluded is the income of dependent children as defined by the Internal Revenue Code and one-time irregular settlements for personal injury or insurance adjustments. (HUD Manual 4700.1)

## Elderly Family

An elderly household means one whose head, spouse, or whose sole member is at least sixty two years of age, or a handicapped person as defined herein and may include two or more elderly or handicapped persons living together, or one or more such persons living with another person who is determined to be essential to his or her care and well-being. [24 CFR 612.2(c)]

## Handicapped Person

A handicapped person is one having a physical or mental impairment which (1) is expected to be of long-continued duration; (2) substantially impedes his or her ability to live independently; (3) is of such a nature that such ability could be improved by more suitable housing conditions. [24 CFR 812.2(f)] or, (4) a person who is defined as disabled by Section 223 of the Social Security Act (42 U.S.C. 423) or in Section 102(b)(5) of the Development Disabilities Services and Facilities Construction Amendments of 1979 [42 U.S.C. 6001(7)].

## Transitional/Emergency Housing

Temporary facilities for households or persons who are in need of intensive care and short-term (less than six months) housing because of emotional or physical problems, domestic violence, or other characteristics that impair the ability to function independently in society. The housing shall be designated to serve low- and moderate-income individuals or households only; may charge affordable fees if appropriate; and, may serve persons who are without housing or the funds to provide housing regardless of other problems.

## Mobile Home

A mobile home may be improved by rehabilitation activity providing all the following criteria are met: (1) the mobile home unit has been placed on property owned by the occupant or being purchased by the occupant; (2) the wheels of the unit have been removed and the unit has been placed on a permanent foundation; (3) the security for the mobile home is in the form of a Deed of Trust or a Mortgage covering the realty and the unit is no longer capable of being repossessed as personal property; (4) all utility connections including water and sanitary facilities are operable so that the unit is complete and habitable; (5) the unit has been occupied for at least ninety (90) days; and, (6) the unit is carried on the ad valorem tax rolls of the County as real property.

## ANNUAL HOUSING ACTION STRATEGIES

### Housing Elements to the General Plan

The County and the cooperating Cities within the County are required by State law to develop new Housing Elements. These elements must include specific actions to meet the needs of low- and moderate-income households and families. The County Office of Community Development will participate actively in the County Housing Element preparation as well as those of interested cooperating Cities in the County. The Housing Assistance Plan will be reviewed in light of the information and strategies of local governments and will be amended to reflect those strategies consistent with CDBG HAP guidelines and goals.



## Housing Rehabilitation

Housing rehabilitation, including mobile home rehabilitation, has been approved as a significant Countywide activity for owner-occupied single family dwellings in selected low-income neighborhoods. The Home Improvement Program has been operated by the Housing Authority since 1976. Direct administrative responsibility has been assumed by the Office of Community Development. Eligible families will receive an interest rate of approximately 8% for rehabilitation loans of up to \$15,000 through a Residential Rehabilitation Loan Program Agreement with Crocker National Bank.

The County's substantial rehabilitation program is offered to households whose incomes are below Section 8 limits. The first step in processing households into the program includes independent verification of income to assure that only Section 8 eligible households participate.

Through the Crocker Bank agreement, the County will be able to match the CDBG funds one-for-one with private dollars. Additional funding will be solicited from non-CDBG sources to meet the needs of identifiable groups in the County including the elderly, farm workers, and the handicapped. All housing rehabilitation efforts will be targeted to lower income households and families. Since almost 35% of the housing units in Riverside County are mobile homes, program efforts will target rehabilitation to lower income mobile home owners, as well as occupants of conventional housing units.

The County will work closely with the local and District offices of Farmers Home Administration to process Section 504 Rehabilitation Loans and Grants for eligible lower income and elderly households. The program has been underutilized in the County in the past, although adequate funding is allocated to the County. The 504 program can add to County resources, and provide grants for up to \$7,500 for health and safety code repair of existing rural structures.

## Emergency/Transitional Housing

Emergency housing for the homeless in Riverside County has been identified by the Board of Supervisors as a particular need in Riverside County by a funding commitment to finance the acquisition, relocation and rehabilitation of units to be placed on a site in the City of Riverside to expand the capability of "I Care Shelter Home". Additional efforts will be made to meet identified needs for handicapped housing (including structural renovations to make existing housing accessible to the handicapped), and to explore options to meet the special housing needs of persons and families in transitional situations, particularly women for whom housing and attendant social services are particularly needed.

## Public Housing Revolving Loan Fund

A revolving loan fund has been established to provide for the acquisition and predevelopment funds to assist the Housing Authority of the County of Riverside in the development of conventional housing. Funds are to be repaid from permanent financing on the projects as their development budgets are approved. This fund will continue to be available to the Housing Authority for these expenses, as long as it remains practical to do so. The County will work with the Housing Authority to explore financing alternatives for lower income housing including, but not limited to, Section 8(11)(b) financing.



## Economic Development/Housing Loan Fund

The County has appropriated at up to ten percent (10%) of the Urban County Entitlement including the one-time "Jobs Bill Allocation." Extensive outreach efforts will be taken with local developers, banks, savings and loans, title company subdivision departments and local real estate professionals to enlist cooperation with the private sector in developing units for low-income rental development. An application and evaluation process has been developed that will favor developers providing the greatest number of low-income units with the funds available, and who will bring the greatest non-CDBG funding into the County while addressing, in a very direct way, the need to reduce housing costs to lower income households. A copy of the evaluation and selection criteria approved by the Board of Supervisors is attached.

## Housing Facilitation

Housing facilitation continues to be an activity of the County with specific actions to encourage and support private developer participation in housing efforts; to include assisted housing in market rate developments with the use density bonuses and fee reduction, waivers, or deferrals to cooperating developers; to facilitate local processing of low-income housing projects including assistance with "R-6 Zoning" that allows density bonuses and other waivers of general planning requirements for low-income development; and, to provide assistance to developers in working with lenders including HUD, Farmers Home Administration, Redevelopment Agencies within the County and private lenders interested in low-income housing development.

## Self Help Housing

Mutual self help housing program development through the use of a Farmers Home Administration Section 523 technical assistance grant has been a goal of the County of Riverside for two years. Since no County in the nation has ever been a sponsor of a Section 523 Technical Assistance Grant, work was necessary to assure the legal capability to operate a program. The County will make a formal application to FmHA to operate a program that will create homeownership opportunities for approximately 20 lower income families per year in the Coachella Valley. CDBG funds will be used for temporary financing of land acquisition and site improvements required. Permanent financing will be provided by FmHA Section 502 loans. Administrative costs of program development will be paid from CDBG funds. Administrative costs associated with program operation will come from the FmHA Section 523 grant.

## New Horizons Fair Housing Assistance Project

The HUD sponsored New Horizons Project will provide a focus to the County's commitment to fair housing and to affirmative efforts to open housing markets to all residents of the County regardless of their race, color, religion, sex, marital status, national origin, age or handicap. The County will use the New Horizons concept to marshal community resources in the public and private sectors to develop and implement a comprehensive and coordinated equal housing opportunities strategy.

## Mortgage Revenue Bonds

The County has given serious consideration to a major Mortgage Revenue Bond program to finance multifamily housing in Riverside County. The program currently being considered is a loans-to-lenders program that would provide reduced interest loans in exchange for a 20% reservation of units produced for lower families. Since the fate of Industrial Development Bonds will not be considered by Congress until after the Christmas recess, the County cannot make a final decision on the bond issue. However, the County has issued inducement resolutions to developers who were prepared to proceed before new legislation is in place. The County has prepared the necessary documents to receive an allocation from the State for single family mortgage bonds, and will proceed if a favorable response is received in time.

## Redevelopment Agencies

Redevelopment Agencies are required by California State Code to apply 20% of their financing to the development of lower income housing opportunities to serve the Redevelopment Area. Recent activity in Riverside County indicates that a number of Redevelopment Authorities will be created. The County will offer technical assistance to interested cooperating cities in the development of appropriate housing strategies to conform to their needs and the requirements of the State Law.

## New HUD Programs

Analysis of the HUD authorization bill recently passed by Congress has been undertaken to begin planning strategies to use those resources to meet local needs. Those efforts will continue as the bills provisions are clarified by regulations and HUD announcements for availability of funds. The County will continue to change strategies with the times while maintaining its commitments to the goals of lower income residents for increased job opportunities, improved housing conditions and healthier and safer communities.

## Proportionality

In reviewing the HUD Form 7091.2, it is noted that column totals B through G reflected percentages of families to be assisted that do not conform to the 3 year HAP percentages of families in need. This occurs for two specific reasons: (1) the Senior Home Repair Program provides limited scope rehabilitation and, because of its limited scope (\$250/household/year), serves a disproportionately high number of elderly households; and, (2) an intentional concentration of services to larger households who have historically received less than their share of assistance and who have greater difficulties in obtaining safe and sanitary housing.

Attachments: Riverside County Housing Policy  
Riverside County Selection Criteria and Evaluation System  
for CDBG Economic Development/Housing Projects

December 20, 1983



HOUSING POLICY FOR COMMUNITY DEVELOPMENT BLOCK GRANT  
COUNTY OF RIVERSIDE

The Housing and Community Development Act of 1974, as amended, encourages and supports the development of decent, safe, and sanitary housing within a suitable living environment that is affordable to low and moderate income persons.

The County is required under the Act to develop and implement an approved Housing Assistance Plan (HAP) as part of its Community Development Block Grant Application (570.306(a)(2) Code of Federal Regulations). The Housing Assistance Plan serves as a measure of the conditions of the housing stock and the needs of low and moderate income persons for housing assistance. The HAP also serves to establish goals for assistance best suited to meet the identified needs and to further the revitalization of the community. The HAP must also provide general locations for assisted housing which promotes a greater choice of housing opportunities and avoids undue concentrations of assisted persons in areas containing a high proportion of lower income persons, and which furthers fair housing and assures the availability of public facilities. In addition, all communities are expected to share in providing expanded housing opportunities for lower income persons and to participate in areawide solutions of housing problems through promotion of spatial deconcentration of housing opportunities for lower income persons.

The County and its cooperating cities have formally approved their respective Housing Assistance Plan. As such, the local jurisdictions are responsible for implementation of the Housing Assistance Plan in an expeditious manner. This includes the timely achievement of all goals for assisted housing and particularly those which address the needs of families and large families requiring rental assistance. Local jurisdictions may be expected to take any or all actions within their control to facilitate the implementation of an approved Housing Assistance Plan, including (570.306(b)(3)(iii) Code of Federal Regulations):

- ° acquisition of sites and provision of site improvements for the development of assisted housing;
- ° adoption or modification of local ordinances and land use measures to facilitate the development of assisted housing, including institution of local referendum actions, where necessary;
- ° issuance of appropriate zoning changes, building permits, utility connections and similar administrative requirements;
- ° formation of a local housing authority or execution of an agreement with a housing authority having powers to provide assisted housing within the local jurisdiction;
- ° removal of local residency preferences for assisted housing;

Housing Policy for CDBG  
County of Riverside

- ° promotional and assistance activities to encourage developers to initiate assisted housing or to allocate a portion of their planned unsubsidized developments for assisted housing, and to encourage owners to make units available for Section 8 Housing Assistance Payments Program;
- ° measures to reduce the cost of housing development, such as tax abatement, deferral, waiver or deferral of fees and other administrative costs.

Proposed sites for new construction projects must be approved by HUD as meeting the site and neighborhood standards listed in Section 800.122 of the Code of Federal Regulations which is attached hereto as Exhibit 1.

The County of Riverside requires all cities and sponsors to contribute to the implementation of the Housing Assistance Plan. Section 1 of the cooperation agreement reads, "County and City hereby agree to cooperate in undertaking or to assist in undertaking essential community development and housing assistance activities, specifically urban renewal and publicity-assisted housing." Compliance with community development plans, programs, and the Housing Assistance Plan is again agreed to in Section 4; and compliance with acts, regulations, and laws is given in Section 5.

Failure to comply with these provisions, specifically any action on the part of a cooperating city or sponsor taken to impede the development of publicly-assisted housing, may result in that City or sponsor not qualifying to receive Community Development Block Grant Funding.

State law also requires local government action to produce housing. Assembly Bill 2853 requires that all jurisdictions in the State of California prepare a housing element which identifies existing and future needs, and develops plans for meeting such needs.

Section 65000 of the California Government Code prohibits discrimination against low-income housing as follows:

- (c) No city, county, or city and county shall, in the enactment or administration of ordinances pursuant to this title, prohibit or discriminate against a residential development because such development is intended for occupancy by persons and families of low and moderate income . . . .
- (d) No city, county, or city and county may impose different requirements on a residential development which is subsidized, financed, insured, or otherwise assisted by the federal or state governments or by a local public entity.

The Code further states that "the Legislature finds and declares that discriminatory practices which inhibit the development of housing for persons and families of low, moderate, and middle income are a matter of statewide concern."



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Discrimination against housing for low, moderate and middle income persons, and especially families, is also a matter of local concern. Therefore, it is the policy of the County of Riverside that Community Development Block Grant Funds shall be withheld from any sponsor or potential sponsor which discriminates against, or inhibits the development of housing for low and moderate income persons or families within its jurisdiction. Furthermore, each sponsoring entity shall take actions within its capabilities to the support of publicly assisted housing. In addition to city and community support, special districts, including school districts, are expected to assist, contribute or set aside sufficient capacity where legally possible, to accommodate the development of low, moderate, and middle income housing within their jurisdictions.

BCD:JFM:djc 6-18-82



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